

AFTER RECORDING MAIL TO:

Richard M. Hoag and Hollace E. Hoag Revocable Living Trust dated January 20, 1994
22251 Mount Vernon-Big Lake Rd.
Mount Vernon, WA 98274



199912220008

Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-91700-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sea-Van Investments Associates

Grantee(s): Richard M. Hoag and Hollace E. Hoag Revocable Living Trust dated January 20, 1994

Abbreviated Legal: Lot 47, EAGLEMONT PHASE 1A,

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4621-000-047-0006/R104314

THE GRANTOR SEA-VAN INVESTMENTS ASSOCIATES, a Washington General Partnership
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HOLLACE E. HOAG, Surviving Trustee of the RICHARD M. HOAG and HOLLACE E. HOAG REVOCABLE LIVING TRUST, dated January 20, 1994 the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

33011
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 22 1999

See Attached Exhibit B

Dated this 7th day of December, 1999

By Sea-Van Investments Associates

By

By

Edward S.K. Young, Authorized Signatory

By

STATE OF WASHINGTON

County of SKAGIT

SS:

Amount Paid \$ 1,263.80
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Edward S.K. Young signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Authorized Signatory of Unison Development Co., Managing Partner of Sea-Van Inv. Assoc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 13, 1999

Candace M. Taylor

Notary Public in and for the State of WASHINGTON

Residing at MOUNT VERNON

My appointment expires: 1/01/2001

Exhibit A

Lot 47, "PLAT OF EAGLEMONT PHASE 1A", as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Easement recorded October 11, 1993, under Auditor's File No. 9310110127; Easement recorded November 25, 1994, under Auditor's File No. 9401250030 and amended by document recorded December 11, 1995, under Auditor's File No. 9512110030, and further amended by instrument recorded March 18, 1996, under Auditor's File No. 9603180110; Rights to make slopes for cuts and fills for original reasonable grading of streets and avenues; Conditions and Easements as set forth on the face of the Plat.

ALSO SUBJECT TO THE FOLLOWING:

Grantee herein agrees to commence construction of a residence on or before the fourth anniversary of this conveyance and agrees to use a builder approved by the Architectural Control Committee of Eaglemont. In the event construction has not commenced as required above, Grantor shall have the right to repurchase the lot from the Grantee. Grantee agrees to grant to Grantor a first option to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantor's sole discretion, during a sixty calendar day period beginning the day after the fourth anniversary of the closing of this transaction, provided, however, that Grantor's option to repurchase shall be null and void if Grantee fully complies with all terms of the Purchase and Sale Agreement.



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