

AFTER RECORDING MAIL TO:
David Mannon and Kelli Rae Mannon
2320 E. Parkway Drive
Mount Vernon, WA 98273



200307300029
Skagit County Auditor

7/30/2003 Page 1 of 1 8:57AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108275-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James Company, LLC
Grantee(s): David Mannon and Kelli Rae Mannon
Abbreviated Legal : Ptn NW 1/4 19-36-4 aka Lot 1 S/P PL00-0345
Assessor's Tax Parcel Number(s): 360419-0-001-0300, P118588

THE GRANTOR JAMES COMPANY, L.L.C., a limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID MANNON and KELLI RAE MANNON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Short Plat No. PL00-0345, approved November 13, 2001 and recorded under Auditor's File No. 200111130172, and being a portion of the Northwest 1/4, Section 19, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Fox Hollow Lane, as described in instrument recorded September 15, 2000, under Auditor's File No. 200009150024.

Situate in the County of Skagit, State of Washington.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, AGREEMENTS AND EASEMENTS OF RECORD, IF ANY.

Dated July 22, 2003

James Company, LLC

By: Genevieve G. Elton, Managing Partner

#3758
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2003

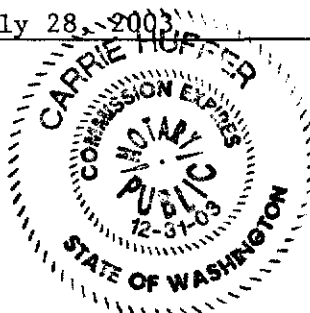
Amount Paid \$ 1055⁷⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Genevieve G. Elton

the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated she is
authorized to execute the instrument and is Managing Partner
of James Company, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 28, 2003



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003