

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ronald T. VanLuven
11253 Peacock Lane
Burlington, WA 98233



200401050170
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110261-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sea-Van Investment Associates, a Washington general partnership
Grantee(s): Ronald T. VanLuven and Kathleen VanLuven
Abbreviated Legal: Lot 74, Eaglemont Phase 1B
Assessor's Tax Parcel Number(s): 4789-000-074-0000, P118798

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 RONALD T. VANLUVEN and KATHLEEN VANLUVEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 74, "PLAT OF EAGLEMONT PHASE 1B, DIVISION 1 REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION OF LOT 68 PHASE 1A," as per plat recorded on January 16, 2002, under Auditor's File No. 200201160127, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit State of Washington.

Subject to: Paragraphs A through F, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 110261-PE.

Also Subject to: Impact Fee Credit in the amount of \$1,052.00 to be transferred to Grantees herein by Grantor herein upon application for Building Permit to City of Mount Vernon.

Dated December 29, 2003

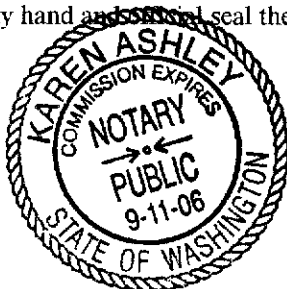
Sea-Van Investment Associates

By: Edward S.K. Young, Managing Partner

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 5th day of January, 2004 personally appeared before me, Edward S.K. Young, the undersigned, _____ a Notary Public in and for the State of Washington, duly commissioned and sworn, _____ to me known to be the individual described in and who executed the foregoing instrument, _____ as General Partner of the Sea-Van Investments and acknowledged to me that he signed and sealed this said Associates instrument as his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he is authorizing to execute the said instrument.

Given under my hand and official seal the day and year last above written.
(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

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SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 05 2004
Amount Paid \$ 1192.00
By: [Signature] Skagit County Treasurer Deputy