

When Recorded Return to:
ROBERT J. MCMANNIS
SHERYL L. MCMANNIS
1526 S. 13th
Mount Vernon WA 98274



200406040072
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV0114 MKP

1C30464 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company
for and in consideration of Two Hundred Forty ^{Eight}~~TH~~ Thousand ^{Nine}~~TH~~ Hundred ^{Thirty Seven}~~TH~~ and
~~35/100~~... (~~3248/684/35~~) DOLLARS
09/100 (\$248,937.09) ⁴~~TH~~
in hand paid, conveys and warrants to

ROBERT J. MCMANNIS and SHERYL L. MCMANNIS, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 13, PLAT OF WEST VIEW, according to the plat thereof, recorded June 4, 2003,
under Auditor's File No. 200306040117, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4818-000-013-0000 P120506

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

#2792
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: June 3, 2004

HANSELL MITZEL HOMES LLC

By Jeffrey D. Hansell, Member

6/3/04
Date

JUN 4 - 2004

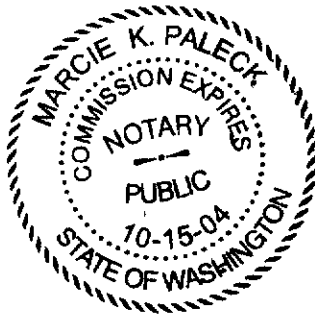
Amount Paid \$ 4431⁰⁸
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member , of HANSELL MITZEL LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: June 3 2004

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004



Skagit County Auditor
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