



200410050030
Skagit County Auditor

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When Recorded Return to:
JAMES D. RONEY
MARSHA D. RONEY
342 Edinburg Drive
Camano Island WA 98282

Chicago Title Company - Island Division

Order No: IMV0521 MKP

1C32606 ✓

STATUTORY WARRANTY DEED

THE GRANTOR STONEBRIDGE HOMES LLC, a Washington Limited Liability Company

for and in consideration of Two Hundred Forty-Three Thousand and 00/100...(\$243,000.00)
DOLLARS

in hand paid, conveys and warrants to

JAMES D. RONEY and MARSHA D. RONEY, husband and wife

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

Unit 37, STONEBRIDGE CONDOMINIUM, according to the SIXTH AMENDED
DECLARATION THEREOF recorded August 20, 2003, under Auditor's File Number
200308200025, AND THIRD AMENDED SURVEY MAP AND PLANS THEREOF
recorded July 29, 2002 under Auditor's File Number 200207290130, records of Skagit
County Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4775-000-037-0000 P119352

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.

Dated: October 1, 2004

STONEBRIDGE HOMES LLC

Brian D. Gentry, Member Date

Manager

10/4/2004

5407
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 05 2004

Amount Paid \$
4325.40
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian D. Gentry to me known to be the Member/Manager, of
of STONEBRIDGE HOMES 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: October 15 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



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