

When Recorded Return to:
NICK FRANULOVICH
NATE KNUTSON
14829 Wallingford Ave. N
Seattle WA 98133



200411290125
Skagit County Auditor

11/29/2004 Page 1 of 2 11:44AM

Chicago Title Company - Island Division
Order No: IMV0546 MKP

1032775

STATUTORY WARRANTY DEED

THE GRANTOR PAMELA A. MCNAUGHTON, a single person, as her separate estate

for and in consideration of Two Hundred Twelve Thousand Five Hundred and
00/100...(\$212,500.00) DOLLARS

in hand paid, conveys and warrants to

NICK FRANULOVICH and NATE KNUTSON, each as single individuals

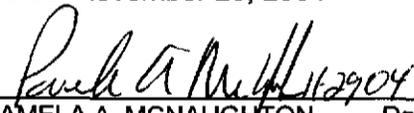
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. Lts 1 & 2, Blk 17, BALL & LEDGER'S FIRST ADDITION TO
MOUNT VERNON. See legal description attached hereto and by reference made a part
hereof.

Tax Account No. : 3702-017-002-0106 P52223

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: November 23, 2004


PAMELA A. MCNAUGHTON Date

6371
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

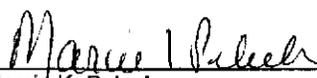
NOV 29 2004

Amount Paid \$ 3752.50
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that PAMELA A. MCNAUGHTON the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: November 29 2004


Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



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EXHIBIT 'A'

Description:

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That portion of Lots 1 and 2, Block 17, BALL AND LEDGER'S FIRST ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington, lying West of a line parallel with and 124.8 feet West of the centerline of Fourth Street, as established in the City of Mount Vernon (said centerline being the East line of Section 19, Township 34 North, Range 4 East of the Willamette Meridian);

TOGETHER WITH that portion of vacated Third Street that would attached by operation of law.

Situated in Skagit County, Washington.



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Skagit County Auditor