

When Recorded Return to:
JOHN NIXON
SHARON NIXON
2201 18th Street
Anacortes, WA 98221



200412020155
Skagit County Auditor

12/2/2004 Page 1 of 2 3:41PM

Chicago Title Company - Island Division
Order No: AE10281 MM

IC32354 ✓ **STATUTORY WARRANTY DEED**

THE GRANTOR ISLAND DEVELOPMENT LLC, a Washington Limited Liability Company

for and in consideration of Three Hundred Forty-Four Thousand Nine Hundred Fifty and 00/100...(\$344,950.00) DOLLARS

in hand paid, conveys and warrants to JOHN NIXON and SHARON NIXON, husband and wife

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

Lot 1, PLAT OF WINDWARD VILLAGE, according to the plat thereof recorded June 14, 2004 under Auditor's File No. 200406140129, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : P121658

Subject to: Restrictions, reservations and easements of record.

Dated: November 18, 2004

6477
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

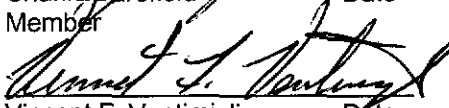
ISLAND DEVELOPMENT LLC

DEC 2 2004


Charlie Barefield
Member

11/30/04
Date

Amount Paid \$ 6140.11
By Skagit Co. Treasurer Deputy

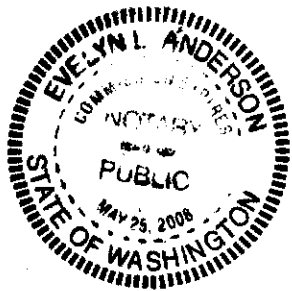

Vincent F. Ventimiglia
Member

11/30/04
Date

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Charlie Barefield and Vincent F. Ventimiglia are ~~is~~ the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are ~~was~~ authorized to execute the instrument and acknowledged it as members of Island Development LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: November 30, 2004



Evelyn L. Anderson
Notary Public

My appointment expires
May 25, 2008



200412020155
Skagit County Auditor