

When Recorded Return to:
TONY F. ROSA
PAMELA J. ROSA
13098 Glenwood Dr.
Mount Vernon, WA 98273



200412290086
Skagit County Auditor

12/29/2004 Page 1 of 1 11:52AM

Chicago Title Company - Island Division
Order No: IQOE1911

1033460000
[Signature]

STATUTORY WARRANTY DEED

THE GRANTOR MICHAEL J. LARVIA and BEVERLY J. LARVIA, husband and wife

for and in consideration of Two Hundred Fifteen Thousand and 00/100...(\$215,000.00)
DOLLARS

in hand paid, conveys and warrants to

TONY F. ROSA and PAMELA J. ROSA, husband and wife

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

That portion of Lots 9 and 10, Block 1, BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

Beginning at the North Quarter corner of Section 11, Township 34 North, Range 4 East of the Willamette Meridian;
thence North 89°30'50" East along the North line thereof a distance of 692.50 feet to the West line of a road;
thence South along the West line of said road a distance of 670.00 feet to the true point of beginning;
thence continue South along said West line a distance of 173.45 feet;
thence South 89°30'50" West a distance of 156.50 feet;
thence North a distance of 173.45 feet;
thence North 89°30'50" East of distance of 156.50 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

Tax Account No. : 3864-001-000-0601

Subject to: Restrictions, reservations and easements of record;

Island 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 Island County Code and shall not be subject to legal action as a public nuisance.

Dated: December 20, 2004
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

[Signature] #6757
MICHAEL J. LARVIA DEC 29 2004 BEVERLY J. LARVIA

STATE OF WASHINGTON
COUNTY OF Skagit

Amount Paid \$ 3827.00
By *[Signature]* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that MICHAEL J. LARVIA and BEVERLY J. LARVIA 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: December 21, 2004

[Signature]
MICHELE R. FREEMAN
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires:

January 25, 2005

