

When Recorded Return to:  
JOHN D. TUTWILER  
SUSANNE M. CONNOLLY  
4526 Landmark Drive  
Mount Vernon WA 98274



200505270194  
Skagit County Auditor

5/27/2005 Page 1 of 2 11:38AM

Chicago Title Company - Island Division  
Order No: IMV0936 MKP  
IC34664 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR JERRY E. LUCAS JR. and WENDY L. LUCAS, husband and wife

for and in consideration of Three Hundred Eighty-Five Thousand and 00/100...(\$385,000.00)  
DOLLARS

in hand paid, conveys and warrants to

JOHN D. TUTWILER and SUSANNE M. CONNOLLY, husband and wife

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

Abbreviated legal description: Lot 2, Ptn. Lot 67, EAGLEMONT PHASE 1A. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4621-000-021-0000 P104288

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: May 17, 2005

*Jerry E. Lucas Jr.*  
JERRY E. LUCAS JR. Date  
*Wendy L. Lucas*  
WENDY L. LUCAS Date 5/19/05

MAY 2 2005

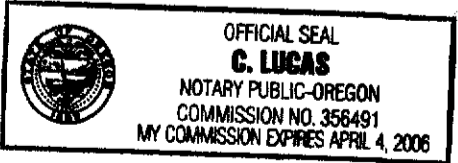
STATE OF OREGON  
COUNTY OF *COOS*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

I certify that I know or have satisfactory evidence that JERRY E. LUCAS JR. and WENDY L. LUCAS 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: 5/19/05

*[Signature]*  
Notary Public in and for the State of OREGON  
Residing at  
My appointment expires:



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No: IMV0936 MKP**

Lot 21, EAGLEMONT PHASE 1A, according to the plat thereof, recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington.

TOGETHER WITH that portion of the Northwest Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southeast corner of Lot 21, of the Plat of Eaglemont Phase 1A, recorded January 25, 1994, in Volume 15 of Plats, pages 130 through 146, under Auditor's File No. 9401250031, records of Skagit County, Washington, and the true point of beginning;

Thence North 79°42'12" West along the South line of said Lot 21, a distance of 75.04 feet to an angle point in said South line;

Thence continue along the South line of said Lot 21 South 38°52'47" West, 16.30 feet to the Southwest corner of said Lot 21;

Thence South 89°30'23" East, a distance of 84.07 feet to the true point of beginning.

(Also known as a portion of Lot 67, Eaglemont Phase 1A, according to the plat thereof recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington).

Situated in Skagit County, Washington

2663  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 2 . 2005

Amount Paid: \$ 6853.17  
Skagit Co. Treasurer  
By *Y* Deputy



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Skagit County Auditor