



200506240185

Skagit County Auditor

6/24/2005 Page

1 of

2 3:28PM

When Recorded Return to:  
R & K HOME CONSTRUCTION, INC  
Ronald T. VanLuven, President  
11253 Peacock Lane  
Burlington WA 98233

**Chicago Title Company - Island Division**

Order No: BE10024 MJJ  
IC35125 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR SEA-VAN INVESTMENTS ASSOCIATION, a Washington corporation

for and in consideration of One Hundred Nineteen Thousand and 00/100...(\$119,000.00)  
DOLLARS in hand paid, conveys and warrants to R & K HOME CONSTRUCTION, INC, a  
Washington corporation

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

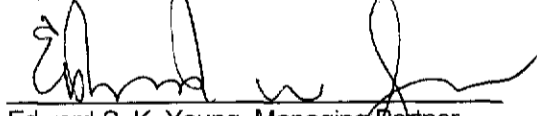
**Lot 121, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2, as more fully described in  
Exhibit "A" which is attached hereto and made a part hereof.**

Tax Account No. : 4814-000-121-0000 P120295

Subject to: Restrictions, reservations and easements of record and Skagit County Right To  
Farm Ordinance as more fully described in Exhibit "B" which is attached hereto and made a  
part hereof.

Dated: June 23, 2005

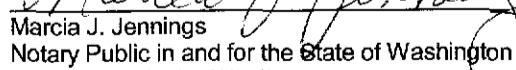
**SEA-VAN INVESTMENTS ASSOCIATION**

  
Edward S. K. Young, Managing Partner

STATE OF WASHINGTON  
COUNTY OF Skagit

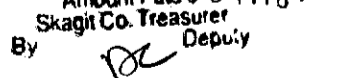
I certify that I know or have satisfactory evidence that Edward S. K. Young to me known to be the Managing Partner  
of the entity that he executed the foregoing instrument, and acknowledged the said instrument to be the free and  
voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is  
authorized to execute the said instrument on behalf of said entity.

Dated: June 24, 2005

  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008

3274  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 24 2005

Amount Paid \$ 2,118.20  
By Skagit Co. Treasurer  
Deputy  


Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** BE10024 MJJ

Lot 121, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2, according to the plat thereof recorded May 1, 2003, under Auditor's File No. 200305010087, records of Skagit County, Washington;

EXCEPTING therefrom all that portion thereof lying Northwesterly of the following described line:

Commencing at the most Westerly corner of said Lot 121;  
Thence South 63°41'25" East along the Southwesterly line of said Lot 121, 8.79 feet to an angle point in said Southwesterly line and the true point of beginning of said described line;  
Thence North 36°47'40" East, 144.05 feet to the Southerly right of way margin of Beaver Pond Drive North and the end of said described line.

Situated in Skagit County, Washington

EXHIBIT 'B'

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.



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