



200511030064

Skagit County Auditor

11/3/2005 Page 1 of 2 11:30AM

When Recorded Return to:
DAVID D. MANNON
KELLI R. MANNON
18137 Fox Hollow Drive
Bow WA 98232

Chicago Title Company - Island Division

Order No: BE10336 CLW

1C36798

STATUTORY WARRANTY DEED

THE GRANTOR SEA-VAN INVESTMENTS ASSOCIATES, a Washington general partnership for and in consideration of One Hundred Five Thousand and 00/100...(\$105,000.00) DOLLARS in hand paid, conveys and warrants to DAVID D. MANNON and KELLI R. MANNON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

PTN. LOT 120 AND LOT 121, PLAT OF EAGLEMONT PHASE 1B, DIV. 2

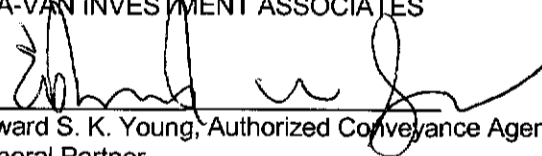
As per Exhibit "A" attached hereto and made a part hereof.

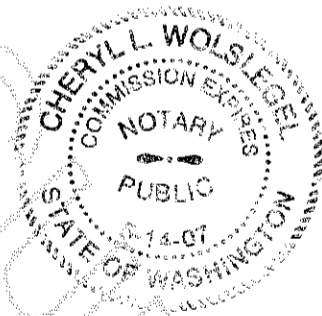
Tax Account No. : 4814-000-120-0000 P120294

Subject to: Restrictions, reservations and easements of record and Skagit County. 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: October 31, 2005

SEA-VAN INVESTMENT ASSOCIATES

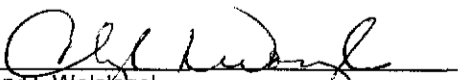

Edward S. K. Young, Authorized Conveyance Agent for Unison Dev. Corp.,
General Partner




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 Authorized agent for Unison Development Corp. and General Partner, respectively, of SEA-VAN INVESTMENT ASSOCIATES the entity that they 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 they is/are authorized to execute the said instrument on behalf of said entity.

Dated: November 1, 2005


Cheryl L. Wolslegel
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07

0183
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 03 2005
Amount Paid \$ 1874.00
By  Skagit Co. Treasurer
Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE10336 CLW

Lot 120, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2, according to the plat thereof recorded under Auditor's File No. 200305010087, records of Skagit County, Washington, being in Section 27, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPTING THEREFROM all that portion thereof lying Westerly of the following described line:

Commencing at the most Northerly corner common to said Lot 120 and to Lot 119, said Plat of Eaglemont, Phase 1B, Division 2, said point lying on the Southerly right of way margin of Beaver Pond Drive North;

Thence South 12°36'58" East along the line common to said Lots 120 and 119, 90.84 feet to an angle point in said common line and the true point of beginning of said described line;

Thence North 01°16'27" West, 91.52 feet to said Southerly right of way margin of Beaver Pond Drive North and the end of said described line;

TOGETHER WITH that portion of Lot 121, said Plat of Eaglemont, Phase 1B, Division 2, 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



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