

When Recorded Return to:
PERRY SOMERS
4722 Beaver Pond Drive
Mount Vernon, WA 98274



200601030108
Skagit County Auditor

1/3/2006 Page 1 of 2 11:22AM

Chicago Title Company - Island Division
Order No: BE10251 MJJ
IC 36421

STATUTORY WARRANTY DEED

THE GRANTOR R & K HOME CONSTRUCTION, INC., a Washington corporation

for and in consideration of Four Hundred Ninety-Nine Thousand Nine Hundred Fifty and 00/100...(\$499,950.00) DOLLARS in hand paid, conveys and warrants to PERRY SOMERS, a married man as his sole and separate estate

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. : 4814-000-1212-0000 P120295

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as more fully described below:

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: December 23, 2005

R & K HOME CONSTRUCTION, INC.

Ronald T. VanLuven 12-29-05
Ronald T. VanLuven, President

Kathy F. VanLuven 12-29-05
Kathy F. VanLuven, Secretary

7
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

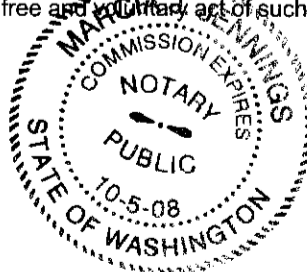
JAN 03 2006

Amount Paid \$ 8904.11
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Ronald T. VanLuven, President and Kathy F. VanLuven, the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President and Secretary, respectively of R & K HOME CONSTRUCTION, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 29, 2005
Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



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EXHIBIT 'A'

Description:

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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.



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