

When Recorded Return to:  
JOVENTINA T. SCHAFFNER  
CHRISTOHPER J. SCHAFFNER  
4820 Beaver Pond Drive South  
Mount Vernon WA 98274



200612180118  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: IMV2204 MKP Title Order No: IC40989✓

### STATUTORY WARRANTY DEED

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

for and in consideration of **Four Hundred Seventy-Nine Thousand Nine Hundred and 00/100...(\$479,900.00) DOLLARS**

in hand paid, conveys and warrants to

JOVENTINA T. SCHAFFNER, a single individual and CHRISTOPHER J. SCHAFFNER, a single individual

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

Lot 95, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 4, according to the plat thereof recorded August 8, 2005, under Auditor's File No. 200508080162, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4866-000-095-0000 P123101

**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.

#6354  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 18 2006

Dated: December 11, 2006

Amount Paid \$ 8,547.22  
By Skagit Co. Treasurer  
By [Signature] Deputy

R & K HOME CONSTRUCTION INC.

Ronald T. Vanluven 12-11-06  
By RONALD T. VANLUVEN Date  
President

Kathy Vanluven 12-11-06  
By KATHY F. VANLUVEN Date  
Secretary

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RONALD T. VANLUVEN AND KATHY F. VANLUVEN, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is / she is / they are authorized to execute the instrument and acknowledged it as the President and Secretary 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 11 2006

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008

