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



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2 11:23AM

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 1 8 2006

Dated: December 11, 2006

R & K HOME CONSTRUCTION INC.

By RONALD T. VANLUVEN

President

VANLUVEN

0.1151

Date

## STATE OF WASHINGTON **COUNTY OF Skagit**

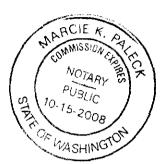
I certify that I know or have satisfactory evidence that RONALD T. VANLUVEN AND KATHY F. VANLUVEN, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is / she is / they are authorized to execute the instrument and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

Marcie K. Paleck

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: October 15, 2008



Skagit County Auditor 211:23AM

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