



201108100001  
Skagit County Auditor

8/10/2011 Page 1 of 2 9:18AM

When recorded return to:

Mr. and Mrs. Marc S. Weiss  
4720 Beaver Pond Drive North  
Mount Vernon, WA 98273

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 139899-OE

Grantor: David G. Mannon and Kelli R. Mannon  
Grantee: Marc S. Weiss and Catherine J. Weiss

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR DAVID G. MANNON and KELLI R. MANNON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARC S. WEISS and CATHERINE J. WEISS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 120 & 121, Eaglemont, Ph. 1B, Div. 2.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4814-000-120-0000, P120294

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 139899-OE.

Dated 8/5/11

David G. Mannon  
David G. Mannon

Kelli R. Mannon  
Kelli R. Mannon

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2409

AUG 10 2011

Amount Paid \$ 6929.20  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David G. Mannon and Kelli R. Mannon the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/5/11

ANNELIESE MARIA FARRELL  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 6-28-2012

Anniese Maria Farrell

Notary Public in and for the State of Washington  
Residing at La Grue  
My appointment expires: 6/28/12

## EXHIBIT A

Lot 120, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2," as per plat recorded on May 1, 2003 under Auditor's File No. 200305010087, records of Skagit County, Washington, being in Section 27, Township 34 North, Range 4 East, W.M.,

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

Beginning 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  $12^{\circ}36'58''$  East along the line common to said Lot 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  $01^{\circ}16'27''$  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:

Beginning at the most Westerly corner of said Lot 121;

thence South  $63^{\circ}41'25''$  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  $36^{\circ}47'40''$  East, 144.05 feet to the Southerly right of way margin of Beaver Pond Drive North and the end of said described line.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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