

AFTER RECORDING MAIL TO:

Name EMERALD CITY HOMES INC,
Address 6947 COAL CREEK PARKWAY SE
City, State, Zip NEWCASTLE, WA 98059
B60401

Filed for Record at Request of First American Title of Skagit County



199910150113

Kathy Hill, Skagit County Auditor

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FIRST AMERICAN TITLE CO.

B60401

Statutory Warranty Deed ORIGINAL

THE GRANTOR SEA VAN INVESTMENTS ASSOCIATES, A Washington General Partnership for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to EMERALD CITY HOMES INC, A Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington:

Lot 58, "PLAT OF EAGLEMONT, PHASE 1A", as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, records of Skagit County, Washington.

Subject to:

Paragraphs A through P inclusive, Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 60401.

Grantee herein acknowledges that in the event construction shall not commence as required during the times stated in the C.C. & R's, Grantor shall have the right to repurchase the lot from the Grantee. The Grantee agrees to grant the Grantor a first option to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantor's sole discretion, during a sixty (60) calendar day period beginning the date after the fourth anniversary of the closing of this transaction, provided, however, that the Grantor's option to repurchase shall be null and void if Grantee fully complies with all terms of the Purchase and Sale Agreement.

Grantor to receive the credit for Impact Fees on subject property.

ABREVIATED LEGAL: Lot 58 EAGLEMONT PHASE 1A

Assessor's Property Tax Parcel Account Number(s): 4621-000-058-0007, R104325

Dated this 12th day of October, 1999.

31976
SKAGIT COUNTY WASHINGTON DIV
Real Estate Excise Tax
PAID

SEA VAN INVESTMENTS ASSOCIATES
EDWARD S.K. YOUNG, AGENT

OCT 15 1999
Amount Paid \$1,495.20
Skagit County Treasurer
By: DC Deputy

STATE OF WASHINGTON, }
County of Skagit }

ACKNOWLEDGMENT - Representative Capacity

SS.

I certify that I know or have satisfactory evidence that Edward S.K. Young

is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____

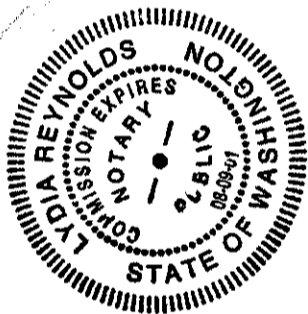
Authorized Agent

of

Sea-Van Investments Associates

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Lydia Reynolds

A handwritten signature in cursive script that reads "Lydia Reynolds".

Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires 8/9/2001

This jurat is page _____ of _____ and is attached to _____



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