

When Recorded Return to:
THOMAS C. AMBROSE
JOYCE L. AMBROSE
1527 Brentwood Lane
Mount Vernon, WA 98274



200504080165

Skagit County Auditor

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Chicago Title Company - Island Division

Order No: BE9722 MJJ

IC34415 ✓

STATUTORY WARRANTY DEED

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

for and in consideration of Three Hundred Seventy-Nine Thousand Nine Hundred and 00/100...(\$379,900.00) DOLLARS in hand paid, conveys and warrants to THOMAS C. AMBROSE and JOYCE L. AMBROSE, husband and wife

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

Lot 71, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1, according to the plat thereof recorded under Auditor's File No. 200201160127, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4789-000-071-0000 P118795

Subject to: Restrictions, reservations and easements of record and Skagit Country Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: April 8, 2005

R & K HOMES CONSTRUCTION, INC

Ronald T. VanLuven, Director

Kathy F. VanLuven, Director

#1653
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 08 2005

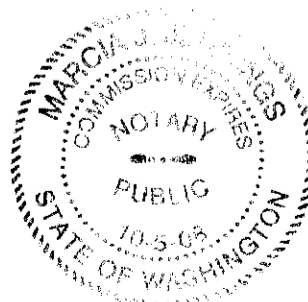
Amount Paid \$ 6702.22
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Ronald T. VanLuven 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 Directors of R & K HOMES CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 8, 2005

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'

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.



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Skagit County Auditor