

When Recorded Return to:  
THEODORE G. ANTIKAS  
LAURA K. WYNN  
2402 11th Street  
Anacortes WA 98221



200511220084  
Skagit County Auditor

11/22/2005 Page 1 of 2 12:04PM

Chicago Title Company - Island Division  
Order No: IMV1396 CMM  
1036802

**STATUTORY WARRANTY DEED**

THE GRANTOR JOAN MCELDOON, an unmarried person

for and in consideration of Two Hundred Sixty Thousand, Nine Hundred and 00/100...(\$260,900.00) DOLLARS

in hand paid, conveys and warrants to

THEODORE G. ANTIKAS and LAURA K. WYNN, husband and wife


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

Ptn. Lots 13, 14 and 15, AEMMER ADD. TO MT. VERNON. Full legal description attached hereto.

Tax Account No. : 3853-000-015-0005 P61670


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.

Dated: November 17, 2005

  
JOAN MCELDOON Date

#6535  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

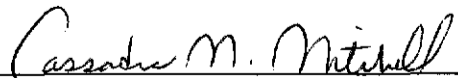
NOV 22 2005

Amount Paid \$ 404900  
By  Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOAN MCELDOON is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 11-18-05

  
Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: March 10, 2009



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** IMV1396 CMM

Lots 13, 14 and 15, AEMMER ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington;

EXCEPT the West 110 feet of Lots 13 and 15.

AND EXCEPT that portion of Lots 13 and 15, Aemmer Addition to Mount Vernon, according to the plat thereof recorded in Volume 7 of Plats, page 62, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13;  
Thence South 89°41'00" East along the North line of said Lot 13, also being the Southerly right-of-way margin of Aemmer Street, for a distance of 110.00 feet, more or less, to the Northeast corner of the West 110.00 feet of said Lot 13 as created by that certain Quit Claim Deed adjusting boundary lines to Lloyd R. McEldoon and Joan McEldoon, husband and wife, recorded under Auditor's File No. 9706030018, records of Skagit County, Washington, and being the true point of beginning;  
Thence continue South 89°41'00" East along said North line of Lot 13 for a distance of 20.00 feet;  
Thence South 00°26'20" West parallel with said East line of the West 110.00 feet of Lots 13 and 15 for a distance of 103.51 feet;  
Thence South 67°57'53" East for a distance of 160.01 feet, more or less, to the Southeasterly line of said Lot 15;  
Thence South 33°04'30" West along said Southeasterly line for a distance of 44.33 feet, more or less, to the Southeast corner of said Lot 15;  
Thence North 89°41'00" West along the South line of said Lot 15 for a distance of 144.87 feet, more or less, to a point bearing South 00°26'20" West from the true point of beginning, also being the Southeast corner of the West 110.00 feet of said Lot 15 as described on that certain Statutory Warranty Deed to Olaf A. Olausen and Eleanor J. Olausen, husband and wife, recorded under Auditor's File No. 200307020079, records of Skagit County, Washington;  
Thence North 00°26'20" East along the East line of said West 110.00 feet of Lots 13 and 15 for a distance of 200.00 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington



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