



201001290142  
Skagit County Auditor

1/29/2010 Page 1 of 2 3:38PM

When recorded return to:

Mr. and Mrs. Michael P. McManus  
Deborah McManus  
4718 Beaver Pond Drive  
Mount Vernon, WA 98274

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 135444-OE

Grantor: First Mutual Bank, a Division of Washington Federal Savings, successor by merger to First Mutual Bank, a Washington corporation  
Grantee: Michael P. McManus and Deborah McManus

LAND TITLE OF SKAGIT COUNTY  
135444-OE Statutory Warranty Deed

THE GRANTOR FIRST MUTUAL BANK, A DIVISION OF WASHINGTON FEDERAL SAVINGS, successor by merger to First Mutual Bank, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL P. MCMANUS and DEBORAH MCMANUS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 119, TGW Ptn. Lot 120, 'Eaglemont, Phase 1B, Div. 2'

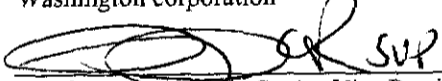
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 135444-OE.

Tax Parcel Number(s): 4814-000-119-0000, P120293

Dated January 26, 2010

First Mutual Bank, a Division of Washington Federal Savings, successor by merger to First Mutual Bank, a Washington corporation


  
By: Gregory A. Peck, Senior Vice President

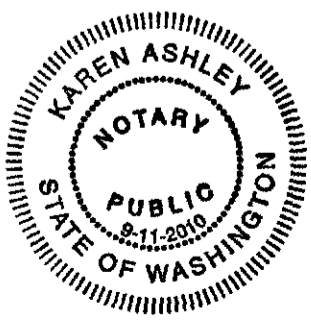
246  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
JAN 29 2010  
Amount Paid \$ 6324.00  
By mm Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gregory A. Peck the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Senior Vice-President of Washington Federal Savings to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 29 2010

  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2010



**EXHIBIT A**

**Schedule "A-1"**

**135444-OE**

**DESCRIPTION:**

Lot 119, "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.

TOGETHER WITH all that portion of Lot 120, said "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2," 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 Lots 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.

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



201001290142  
Skagit County Auditor

1/29/2010 Page

2 of

2 3:38PM