


AFTER RECORDING MAIL TO:
Tanya R. Klien and David Felix
1115 Fairhaven Avenue
Burlington, WA 98233


200006230055
Kathy Hill, Skagit County Auditor
6/23/2000 Page 1 of 2 11:45:02AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00080-00

FIRST AMERICAN TITLE CO.
62405-1

Statutory Warranty Deed

Grantor(s): Investment Resources Limited Partnership, a Nevada limited partnership

Grantee(s): Tanya R. Klien and David Felix

Abbreviated Legal: Lot(s) 13 & E. 20' Of 12 Block 33 Amended Plat Of Burlington Volume 3
Page(s) 17

Assessor's Tax Parcel Number(s): 4076-033-013-0007 R71517

THE GRANTOR Investment Resources Limited Partnership, a Nevada limited partnership, a Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tanya R. Klien, a Single Person and David Felix, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 13 & E. 20' Of 12, Block 33, Amended Plat Of Burlington, according to the plat recorded in Volume 3 of plats, Page(s) 17, records of Skagit County, Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated: June 13, 2000

Investment Resources Limited Partnership, a Nevada limited partnership

By: Thomas Hamer, as Director of ZN Corporation,
General Partner of Investment Resources Limited Partnership

35922
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 23 2000

Amount Paid \$1,833.40
Skagit County Treasurer
By: DC Deputy

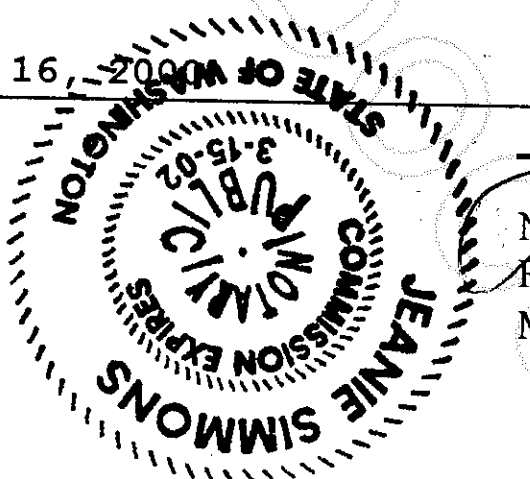
By: Christine Hamer, as Director of ZN Corporation,
General Partner of Investment Resources Limited Partnership

STATE OF Washington
County of Skagit

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} SS:

I certify that I know or have satisfactory evidence that Thomas Hamer & Christine Hamer are the person(s) who appeared before me, and said Thomas Hamer & Christine Hamer acknowledged that they signed this instrument, on oath are authorized to execute the instrument and acknowledge it as the Directors of ZN Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 16, 2000



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

My appointment expires: 3-15-02

Commitment No. 00062405

Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	City of Burlington
Recorded:	May 12, 1947
Auditor's No:	404284
Purpose:	Sewer line
Area Affected:	North 8 feet



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Kathy Hill, Skagit County Auditor

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