

AFTER RECORDING MAIL TO:

Fred Biederman  
11196 'O' Avenue  
Anacortes, WA 98221



200101300080

, Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-95573-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Alan T. Stephens, Karen Stephens  
Grantee(s): Fred Biederman, Joanne Biederman  
Abbreviated Legal: a ptn of Gov. Lot 9 & of SE 1/4 of NE 1/4, 19-35-9  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 350919-0-015-0002/P44498

**THE GRANTOR** ALAN T. STEPHENS and KAREN STEPHENS, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to FRED BIEDERMAN and JOANNE BIEDERMAN, husband and  
wife

the following described real estate, situated in the County of Skagit, State of Washington:  
That portion of Government Lot 9 and of the Southeast 1/4 of the  
Northeast 1/4 of Section 19, Township 35 North, Range 9 East,  
W.M., lying Easterly of the centerline of Hooper Creek and North  
of Sauk Valley Road.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 26th day of January, 2001

By Alan T. Stephens By \_\_\_\_\_  
Alan T. Stephens

By Karen Stephens By \_\_\_\_\_  
Karen Stephens

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Alan T. Stephens and Karen Stephens is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 26, 2001

Nancy Lea Cleave  
Nancy Lea Cleave  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9/01/2002

39209  
SKAGIT COUNTY WASHINGTON  
Real Estate Equalizer Tax

JAN 30 2001

Amount Paid \$ 1,377.<sup>00</sup>  
Skagit Co. Treasurer  
By DC Deputy

## Exhibit A

SUBJECT TO any change in the boundary or legal description of the real property that may arise due to the shifting and changing in the course of the Hooper Creek and Skagit River; Terms and conditions of Lot Certifications recorded under Auditor's File Nos. 9604150116 and 9604150117.



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