

AFTER RECORDING MAIL TO:

Gary J. Gerstner  
P.O. Box 52  
Hamilton, WA 98255



200104230090

, Skagit County Auditor

4/23/2001 Page 1 of 2 12:00:49PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-96437-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Donald J. Ballmes, Verna L. Ballmes

Grantee(s): Gary J. Gerstner

Abbreviated Legal: Lot 32-33, Block C, CAPE HORN ON THE SKAGIT

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 3868-003-032-0001/P62956, 3868-003-033-0000/P62957

**THE GRANTOR** DONALD J. BALLMES and VERNA L. BALLMES, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GARY J. GERSTNER, a single man the following described real estate, situated in the County of Skagit, State of Washington: Lots 32 and 33, Block C, "CAPE HORN ON THE SKAGIT", as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 20 day of April, 2001

By Donald J. Ballmes  
Donald J. Ballmes

By APR 23 2001

By Verna L. Ballmes  
Verna L. Ballmes

By Amount Paid \$ 217.26  
Skagit Co. Treasurer Deputy

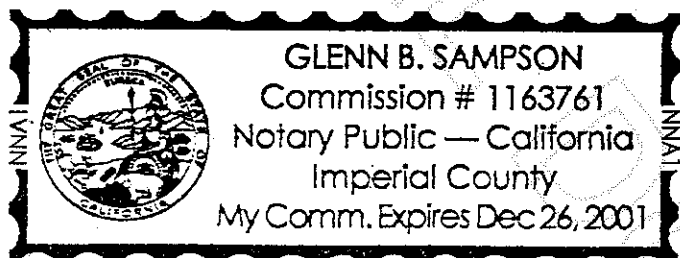
STATE OF CALIFORNIA }  
County of IMPERIAL } SS:

I certify that I know or have satisfactory evidence that Donald J. Ballmes and Verna L. Ballmes ARE ~~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: April 20, 2001

Glenn B. Sampson

Notary Public in and for the State of CALIFORNIA  
Residing at CALIPATRIA, CALIFORNIA  
My appointment expires: DECEMBER 26, 2001



## Exhibit A

SUBJECT TO: EASEMENT DATED JULY 7, 1965, RECORDED AUGUST 17, 1965 UNDER AUDITOR'S FILE NO. 6704929; RESTRICTIONS AND CONDITIONS CONTAINED ON PLAT; A CONDITION ON THE FACE OF THE PLAT; CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT FILED JULY 13, 1965, UNDER AUDITOR'S FILE NO. 668869; RESTRICTIONS ON OTHER LOTS IN SAID PLAT; COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 14, 1976 UNDER AUDITOR'S FILE NO. 847451.

