

200207190162
Skagit County Auditor
7/19/2002 Page 1 of 1 4:06PM

AFTER RECORDING MAIL TO:

Name DEREK D. OATES, HEATHER C. A. OATES
Address 2019 RILEY ROAD
City, State, Zip MOUNT VERNON, WA 98273
B69681

Filed for Record at Request of First American Title of Skagit County FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B69681E

THE GRANTOR HANSELL MITZEL LLC for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DEREK D. OATES and HEATHER C. A. OATES, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 54, "PLAT OF BLACKBURN RIDGE DIVISION NO. 2", recorded October 31, 2000 under Auditor's File No. 200010310122, records of Skagit County, Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

3291
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 19 2002

Amount Paid \$ 3310.80
Skagit County Treasurer
By: *man* Deputy

Assessor's Property Tax Parcel Account Number(s): 4767-000-054-0000 P117409

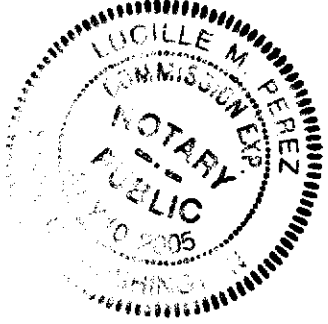
Dated this 19th day of July, 2002.

HANSELL MITZEL LLC
JEFFREY D. HANSELL, CO-MANAGER

STATE OF WASHINGTON } ss
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JEFFREY D. HANSELL is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Co-Manager of HANSELL MITZEL LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7-19-02



Lucille M. Perez
Notary Public in and for the State of Washington
Residing at *Cashmere*
My appointment expires: 7-10-05
LUCILLE M. PEREZ