



200307110241

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name SKAGIT COUNTY,
Address 700 S. SECOND STREET, RM 202
City, State, Zip MOUNT VERNON, WA 98273
B73805

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B73805E-5

THE GRANTOR DAN R. MITZEL, as his separate estate and JOHN W. ELLIS and SHANNON ELLIS, Husband and Wife d/b/a E.M.S. TENANCY-IN-COMMON pursuant to Agreement dated January 11, 2001, for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to SKAGIT COUNTY the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

Section 17, Township 34, Range 4; Ptn. SE - NW

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, including without limitation those items reflected in Paragraphs A-H of Schedule B-1 of First American Title Commitment No. B73805.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3125

JUL 11 2003

Amount Paid \$ 5,620.00
Skagit Co. Treasurer

By Deputy

Assessor's Property Tax Parcel Account Number(s): 340417-2-021-0503 P25955

Dated July 10, 2003.

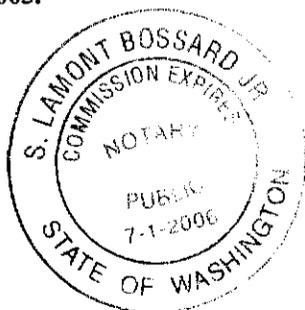
Shannon Ellis
SHANNON ELLIS
By John W. Ellis,
Her Attorney-in-Fact

Dan R. Mitzel
DAN R. MITZEL
John W. Ellis
JOHN W. ELLIS

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that DAN R. MITZEL and JOHN W. ELLIS and SHANNON ELLIS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 10, 2003.



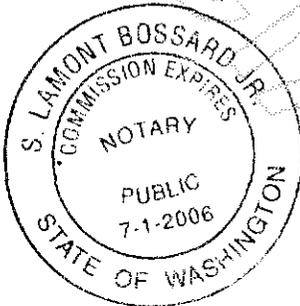
Shannon Ellis
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 7/1/06

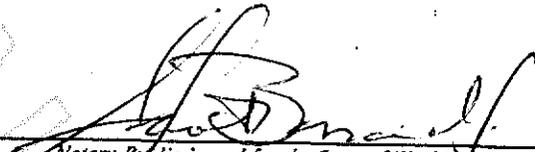
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 10th day of July, 2003, before me personally appeared John W. Ellis to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Shannon E. Ellis and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.




Notary Public in and for the State of Washington,
residing at Seattle
My appointment expires 7/1/2006



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Exhibit A

Parcel "A":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Westerly most corner of that certain tract of land conveyed to the Emmanuel Baptist Church of Mount Vernon, a Washington Corporation, by Deed dated November 15, 1972, and recorded November 20, 1972, as Auditor's File No. 777058; thence South 30 degrees 25' 00" East along the Southwesterly line of said church tract, a distance of 220.71 feet; thence North 0 degrees 16' 12" West, parallel to the East line of said Southeast 1/4 of the Northwest 1/4, a distance of 258.66 feet to a point 10.81 feet South of the Northwesterly line of said church tract; thence North 89 degrees 37' 00" West, a distance of 15.00 feet to the Northwesterly line of said church tract; thence South 54 degrees 23' 00" West along said Northwesterly line, a distance of 117.50 feet to the point of beginning.

Parcel "B":

Tract 3, of Short Plat No. MV-15-81, approved August 31, 1981, and recorded September 1, 1981, as Auditor's File No. 8109010001, in Volume 5 of Short Plats, Page 122, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying Easterly of the following described line:

Beginning at a point on the South line of said Tract 3, which lies South 89 degrees 37' 00" East, 240.40 feet from the Southwest corner thereof; thence North 0 degrees 16' 12" West to a point on the Northeasterly line of said Tract 3, said point also being the most Southerly point of Parcel "A" as hereinabove described and terminus of this line.



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