

AFTER RECORDING MAIL TO:

ANDREW H. WARD, SUSAN V. WARD
316 N. LAVENTURE
City, State, Zip MOUNT VERNON, WA. 98273
00075144

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

200308250257
Skagit County Auditor
8/25/2003 Page 1 of 1 3:55PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

79144E-1

THE GRANTOR TIM SOUSA and JAMIE L. SOUSA *Husband and Wife and BEN SOUSA and MARY SOUSA, HUSBAND AND WIFE for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ANDREW H. WARD and SUSAN V. WARD, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

* formally known as Jamie L. Sylvester

Tract 4, "ASSESSOR'S PLAT OF PURCELL'S TRACTS", according to the plat thereof recorded in Volume 9 of Plats, Page 105, records of Skagit County, Washington.

EXCEPT the West 10 feet of said Tract 4, as conveyed to the City of Mount Vernon, by Deed recorded November 17, 1978, under Auditor's File No. 891540, records of Skagit County, Washington.

AND EXCEPT that portion of said Lot 4, conveyed to the City of Mount Vernon by Deed recorded May 14, 1991, under Auditor's File No. 9105140041, records of Skagit County, Washington, described as follows:

Beginning at a point 10 feet East of the Southwest corner of said Lot 4, said point being on the East margin of LaVenture Road; thence South 88 degrees 40' 16" East, a distance of 20 feet; thence North 44 degrees 03' 46" West, a distance of 28.48 feet; thence South 00 degrees 32' 44" West, a distance of 20 feet to the point of beginning.

"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."

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Property Tax Parcel Account Number(s): 3770-000-004-0008 P54863

Dated August 20, 2003.

BEN SOUSA

MARY SOUSA

TIM SOUSA

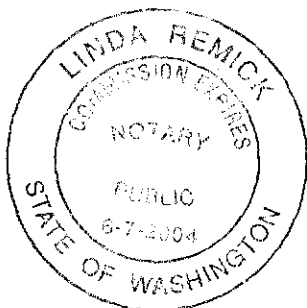
JAMIE L. SOUSA

STATE OF WASHINGTON
COUNTY OF SKAGIT

SS

I certify that I know or have satisfactory evidence that TIM SOUSA and JAMIE L. SOUSA and BEN SOUSA and MARY SOUSA are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/22/03



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-7-04