

AFTER RECORDING MAIL TO:  
John & Laurie Lux  
5185 Guemes Island Rd  
Anacortes, WA 98221

200309190304  
Skagit County Auditor  
9/19/2003 Page 1 of 1 3:31PM

Filed for Record at Request of: The Talon Group, a Division of First American Title Insurance Company  
Escrow Number: 1-0307-446 - Standard

CHICAGO TITLE CO.  
C28304V

Statutory Warranty Deed

Grantor(s): David C. Oliver and Elizabeth Ruest  
Grantee(s): John D. Lux, Jr. and Laurie M. Lux  
Abbreviated Legal: Lots 69 and 70, First Add. to Alverson's Camp Tracts  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 3856-000-070-0004/3856-000-069-0007

THE GRANTOR David C. Oliver and Elizabeth Ruest, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John D. Lux, Jr. and Laurie M. Lux, Husband and wife the following described real estate, situated in the County of (Skagit), State of Washington:  
Lot 69 and 70, First Addition to Alverson's Camping Tracts on Guemes Island, according to the plat thereof, recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 9/17/2003

By David C. Oliver  
David C. Oliver

By Elizabeth Ruest  
Elizabeth Ruest

By \_\_\_\_\_

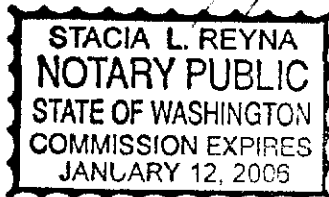
By \_\_\_\_\_

STATE OF WASHINGTON  
County of King

SS:

I certify that I know or have satisfactory evidence that David C. Oliver and Elizabeth Ruest is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 17 day of September, 2003



Stacia L. Reyna  
Notary Public in and for the State of WASHINGTON  
Residing at Kenner  
My appointment expires: 01-12-06

4866  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 19 2003

Amount Paid \$ 6885.00  
Skagit Co. Treasurer  
By JP Deputy