

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Roger J. Saben, Jr.  
2522 N. 34th Place  
Mount Vernon, WA 98273

200309240001  
Skagit County Auditor  
9/24/2003 Page 1 of 1 8:43AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108934-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Wendellynne J. Swanson  
Grantee(s): Roger J. Saben, Jr. and Molly E. Saben  
Abbreviated Legal: Lot 20, Colony Mountain in 23 & 26-36-3 E W.M.  
Assessor's Tax Parcel Number(s): 360326-2-001-0802, P48314, 360323-3-005-0502, P48108

THE GRANTOR Wendellynne J. Swanson, formerly Wendellynne J. Von Allmen, a married woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROGER J. SABEN, JR. and MOLLY E. SABEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

A tract of land partially in Section 23 and partially in Section 26, Township 36 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point on the Westerly line of said Section 26, a distance of 236.30 feet on a bearing of South 0°13'11" West from the Northwest corner of said Section 26;  
thence continuing on said Westerly line, South 0°13'11" West, 268.32 feet;  
thence North 64°20'18" East, 945.08 feet;  
thence North 28°48'00" West, 238.96 feet;  
thence South 64°32'09" West, 814.88 feet to the point of beginning. (Also known as Tract 20 of Colony Mountain, an unrecorded plat.)

Situate in the County of Skagit, State of Washington.

Subject to: Paragraphs A through G, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 108934-PE.

Dated September 17, 2003

Wendellynne J. Swanson  
Wendellynne J. Swanson

# 4926  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

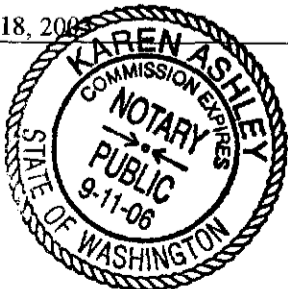
SEP 24 2003

Amount Paid \$ 1415<sup>25</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Wendellynne J. Swanson the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be her she free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 18, 2003



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006