

AFTER RECORDING MAIL TO:

JOHN RYAN FRANCIS,  
4017 W. 4TH ST.  
ANACORTES, WA 98221  
A75463



200309240144  
Skagit County Auditor

9/24/2003 Page 1 of 2 3:39PM

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

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed *A75463E-2*

THE GRANTOR JAMES G. GRAMS and KIMBERLY S. GRAMS, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JOHN RYAN FRANCIS, A Married Man as his sole and separate property the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 109, "CLEARIDGE DIV. I", according to the plat thereof recorded in Volume 12 of Plats, pages 76 through 79, 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."

*# 4940*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 24 2003

Amount Paid \$ *3382.00*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Assessor's Property Tax Parcel Account Number(s): 4410-000-109-0006 P81766

Dated September 18, 2003.

\_\_\_\_\_  
*James G. Grams by Kimberly S. Grams*  
JAMES G. GRAMS  
*Kimberly S. Grams*  
KIMBERLY S. GRAMS

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that JAMES G. GRAMS and KIMBERLY S. GRAMS 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:

*- SEE ATTACHED JURAT*

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at  
My appointment expires:

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared \_\_\_\_\_ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for \_\_\_\_\_ 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.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 \_\_\_\_\_

My appointment expires \_\_\_\_\_

STATE OF WASHINGTON, }  
County of SKAGIT } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 19TH day of SEPTEMBER, 2003, before me personally appeared KIMBERLY S. GRAMS to me known to be the individual described in and who executed the foregoing instrument for HER self and as Attorney in Fact for JAMES G. GRAMS and acknowledged that SHE signed and sealed the same as HER free and voluntary act and deed for HER self and also as 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 the said principal is now living, and is not incompetent.

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



Tamara A Satko  
Notary Public in and for the State of Washington,  
residing at ANACORTES

My appointment expires 11/7/03

This jurat is page 2 of 2 and is attached to STATUTORY WA



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