

When Recorded Return to:
DEAN J. WARNER
MELISSA L. WARNER
2513 North Woods Loop
Mount Vernon WA 98273



200312290157

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE8694 MJJ

C 29506

STATUTORY WARRANTY DEED

THE GRANTOR WARREN BROKAW and JERI JO BROKAW, husband and wife

for and in consideration of Seventy Thousand and 00/100...(\$70,000.00) DOLLARS in hand paid, conveys and warrants to DEAN J. WARNER and MELISSA L. WARNER, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

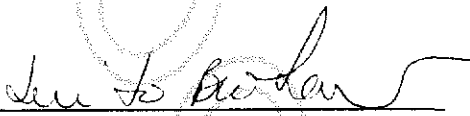
A portion of Lot 4, Block 5, BINGHAM ACREAGE, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 3864-005-004-0000 P118427

Subject to: Restrictions, reservations and easements of record.

Dated: December 22, 2003

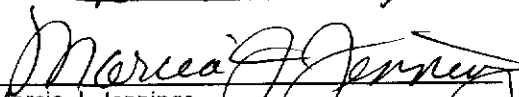

WARREN BROKAW


JERI JO BROKAW

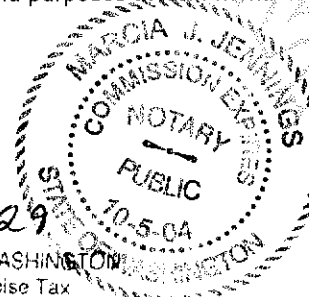
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WARREN BROKAW and JERI JO BROKAW the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

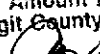
Dated: December 23, 2003


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004

#6529
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID



DEC 29 2003

Amount Paid \$ 1071.00
By:  Skagit County Treasurer
Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE8694 MJJ

PARCEL A:

Lot 4, Block 5, EXCEPT the South 20 feet thereof, BINGHAM ACREAGE, SKAGIT COUNTY, according to the plat thereof, recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the South Half of that certain 40 foot unopened County right-of-way, as vacated by order vacating County right-of-way recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington, which would attach to said premises by operation of law.

PARCEL B:

A non-exclusive easement for ingress, egress, utilities and drainage and the joint use and maintenance of the same as established in Declaration of Easement dated August 20, 2001, recorded September 17, 2001, under Auditor's File No. 200109170140, and amended by instrument recorded January 17, 2003, under Auditor's File No. 200301170113, records of Skagit County, Washington.

All situated in Skagit County, Washington.



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