

AFTER RECORDING MAIL TO:

Patricia JoAnn O'Dell,  
60 S. NAVAJO TRAIL, HIGHLAND  
SEDONA, AZ 86351-9555  
A80279

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



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FIRST AMERICAN TITLE CO.  
A80279E-1

### Statutory Warranty Deed

THE GRANTOR John R. Cox & Associates LLC for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Patricia JoAnn O'Dell, A Married Woman as her sole and separate property the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 15E, "PLAT OF MARINE HEIGHTS", according to the plat thereof, recorded in Volume 16 of Plats, pages 173 through 175, records of Skagit County, Washington; and set forth on the boundary line adjustment recorded July 11, 2001 under Auditor's File No. 200107110195, being more particularly described as follows:

Beginning at the Northeast corner of Lot 15; thence South 78 degrees 54'00" West 103.58 feet; thence through a curve to the right having a radius of 380 feet, an arc length of 63.07 feet and a delta of 9 degrees 30'35"; thence South 5 degrees 59'35" East 36.78 feet; thence South 83 degrees 38'00" East 89.50 feet; thence North 0 degrees 43'57" West 74.70 feet; thence South 85 degrees 45'00" East 5.39 feet; thence North 07 degrees 42'01" West 54.54 feet to the point of beginning.

(Being a portion of Lots 15, 16 and 20, of the original PLAT OF MARINE HEIGHTS.)

"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."

Assessor's Property Tax Parcel Account Number(s): 4695-000-015-0000 P111753

Dated this 9th day of February, 2004.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

PAID #773

FEB 20 2004

Amount Paid \$ 2438.60  
Skagit County Treasurer  
By: Deputy

JOHN R. COX & ASSOCIATES LLC

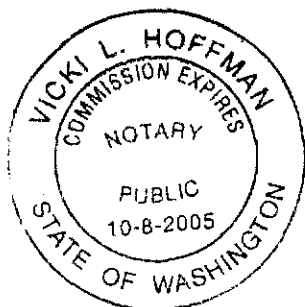
BY: JOHN R. COX, MEMBER

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that JOHN R. COX is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Managing Member of John R. Cox & Associates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2-12-04



Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05