


AFTER RECORDING MAIL TO:
Mr. and Mrs. James Valenzuela
613 35th Street
Anacortes, WA 98221


200403030176
Skagit County Auditor
3/3/2004 Page 1 of 3 3:47PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111026-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Darcia W. Olsen and Darcia W. Olsen, as Personal Representative of the Estate of Steven Kenneth Olsen, deceased

Grantee(s): James Valenzuela and Mary Alice Valenzuela

Lot 9-11, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4128-017-900-0400, P74380

THE GRANTOR DARCIA W. OLSEN, an unmarried woman, individually and as Personal Representative of the ESTATE OF STEVEN KENNETH OLSEN, deceased, Skagit County Cause No. 02-4-00175-1 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES VALENZUELA and MARY ALICE VALENZUELA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Dated February 25, 2004

#991
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 03 2004

Darcia W. Olsen, individually, and as Personal Representative of the Estate of Steven Kenneth Olsen, deceased

Amount Paid \$2403⁰⁰
Skagit County Treasurer
By: Deputy

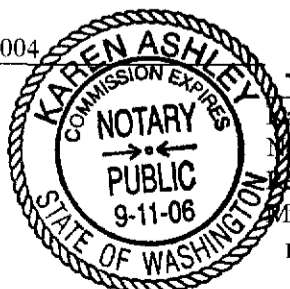

By: Darcia W. Olsen, individually

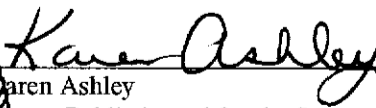

Darcia W. Olsen, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: February 27, 2004

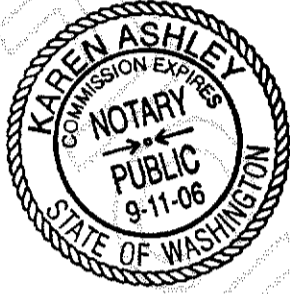



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Darcia W. Olsen
signed this instrument, on oath stated She is
that _____
authorized to execute the instrument and acknowledged it as the Personal Representative
of Estate of Steven Kenneth Olsen, deceased to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: February 27, 2004



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

Policy No.:
Order No.:

EXHIBIT A

PARCEL "A":

That portion of Lots 9 through 11, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 9;
thence Westerly along the South line of Washington Avenue to a point which is 126.81 feet West of the point of beginning;
thence Southwesterly parallel with the West line of Maple Avenue a distance of 85.55 feet;
thence Southeasterly parallel with the centerline of Talbot Street a distance of 110.00 feet, more or less, to the Northwesterly line of Maple Street at a point 148.69 feet Southwesterly of the point of beginning as measured along the Northwesterly line of Maple Street;
thence Northeasterly a distance of 148.69 feet to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

An easement for the use of the existing parking stalls over that portion of Lots 9 through 11, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, described as follows:

Beginning at a point on the Northwesterly line of Maple Avenue a distance of 148.69 feet Southwesterly from the most Easterly corner of Lot 9;
thence Southwesterly along said Northwesterly line of Maple Avenue a distance of 29.00 feet;
thence Northwesterly parallel with the centerline of Talbot Street a distance of 46.50 feet;
thence Northeasterly, parallel with the Northwesterly line of Maple Avenue a distance of 29.00 feet;
thence Southeasterly a distance of 46.50 feet, more or less, to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

