



200404130092  
Skagit County Auditor

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When recorded return to:  
Evan O. Thomas III  
Attorney-at-Law  
8936 N. Mercer Way  
Mercer Island, Washington 98040

## WARRANTY DEED

The Grantors, **DUANE E. BABCOCK** and **BONNIE L. BABCOCK**, Trustors and/or Trustees of **THE BABCOCK FAMILY TRUST** dated November 25, 1991, (the "Trust"), convey and warrant to the Grantee, **BONNIE L. BABCOCK**, a married woman as her sole and separate estate, all of the Trust's right, title and interest in certain improved real property situate at 227 S. 30<sup>th</sup> Place, Mount Vernon, Skagit County, Washington, and legally described as follows:

Lot 59, "EASTGATE ADDITION PLAT NO. 6", as per plat recorded in Volume 14 of Plats, pages 82 and 83, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: Dedication to the public of the streets and avenues, as set forth on the fact of the Plat; Utility easement as set forth on the face of the Plat, Covenants, Conditions Restrictions recorded August 24, 1989, under Auditor's File No. 8908240026; Easement for drainage over the West 20 feet as set forth on the face of the Plat.

This property is identified in the records of Skagit County as Tax Parcel No. 4514-000-059-0001.

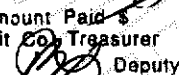
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1729

APR 13 2004

DATED as of the 2 day of April 2004.

THE BABCOCK FAMILY TRUST

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

DUANE E. BABCOCK

By Bonnie L. Babcock attorney in fact  
**DUANE E. BABCOCK**, Trustor &  
Trustee, by Bonnie L Babcock, his  
attorney-in-fact

By Bonnie L. Babcock  
**BONNIE L. BABCOCK**, Trustor &  
& Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day, personally before me, BONNIE L. BABCOCK, to me known to be the individual described in the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, individually and as the attorney-in-fact for her husband, DUANE E. BABCOCK.

GIVEN under my hand and seal this 2 day of April 2004

Evan O. Thomas III

[Notary's Signature]

EVAN O. THOMAS III,  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Mercer Island, Washington  
My appointment expires 7-1-07



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