

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Emanuel Vena  
17133 Bennett Road  
Mount Vernon, WA 98273



200405050110  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 111716-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Thomas A. Babcock and Sonja A. Babcock  
Grantee(s): Emanuel Vena and Ann Tweedy  
Abbreviated Legal: Lots 3-5, Blk. 6, Avon  
Assessor's Tax Parcel Number(s): 4044-006-005-0002, P70437

THE GRANTOR THOMAS A. BABCOCK and SONJA A. BABCOCK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Emanuel Vena and Ann Tweedy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, EXCEPT the Northerly 50 feet thereof and all of Lots 4 and 5, Block 6, "PLAN OF AVON," as per plat recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington.

TOGETHER WITH the vacated North 1/2 of Alder Street adjacent to said Lot 5.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated April 29, 2004

Thomas A. Babcock

Sonja A. Babcock

# 2201  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 05 2004

Amount Paid \$ 3951.60  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas A. Babcock and Sonja A. Babcock the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 30, 2004


CARRIE HUFFER  
STATE OF WASHINGTON  
NOTARY -- -- PUBLIC  
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

EXCEPTIONS:

A. Conditions contained in Commissioners File No. 13,695 vacating Alder Street between Blocks 5 and 6 in Plan of Avon, as follows:

"Except for any existing utility easements."

 4/30/04  
4-30-04



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