



200406110108
Skagit County Auditor

6/11/2004 Page 1 of 2 1:27PM

FILED FOR RECORD AT REQUEST OF

WILLIAM R. McCANN
P.O. Box 405
Sedro Woolley, WA 98284

FIRST AMERICAN TITLE CO.

81497

STATUTORY WARRANTY DEED

Grantors: DOYLE S. GUFFIE and MARY GUFFIE

Grantees: RYAN OSTROM and SHEILA OSTROM

Legal Description: Tracts "A", "C" and "D" of Short Plat SW-02-83 in Lot 6"plate
No. 2 Sedro Home Acreage

Assessor's Tax Parcel ID#: P77152, P77154 and P77155

THE GRANTORS: DOYLE S. GUFFIE and MARY GUFFIE

For and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand,

Convey and warrant to RYAN OSTROM and SHEILA OSTROM the following
described real estate situated in the County of Skagit, State of Washington, together with
all after-acquired title of the grantors herein:

Tracts "A", "C" and "D", Sedro Woolley Short Plat No. 0283, approved March 8,
1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's
File No. 8303090021; being located in Lot 6 "Plate No. 2, Sedro Home Acreage, Skagit
Co., Wash.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit
County, Washington.

This conveyance is subject to the terms and provisions of the certain Note and Deed of
Trust from the Grantors to Whidbey Island Bank recorded as Auditor's File No.
200303200119. The Grantors agree to continue making all payments due under the terms
of said Note and Deed of Trust. The Grantors further agree to pay off said loan in full on
or before the payoff of the purchase money Deed of Trust from the Grantees to the
Grantors to be recorded concurrently herewith.

The grantors and grantees jointly declare that the easement over and across the
North 20 feet of Tracts "B" and "C" of said short plat for the benefit of tracts "C" and
"D" of said short plat shall henceforth be null and void.

Dated: 6/8/04


DOYLE GUFFIE


MARY GUFFIE

Accepted and Approved By:

[Signature]
RYAN OSTROM

[Signature]
SHEILA OSTROM

On the 8th day of June, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DOYLE GUFFIE and MARY GUFFIE, to me known to be the individuals who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above-written

[Signature]
Notary Public in and for
the State of Washington
Residing at Sedro Woolley
My Commission Expires 1-1-07



2934
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 11 2004

Amount Paid \$ 10680.00
Skagit Co. Treasurer
By [Signature] Deputy



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Skagit County Auditor