

AFTER RECORDING MAIL TO:

Gerald Ness and Evelyne Ness
16689 Dike Road
Mount Vernon, WA 98273



200406140236
Skagit County Auditor

6/14/2004 Page 1 of 1 3:12PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112325-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ward Properties Investments, LLC

Grantee(s): Gerald Ness and Evelyne Ness

Abbreviated Legal : Ptn Lot 1, Block 3, Home Add to MV; and Ptn Tr 5, Skagit Add to MV

Assessor's Tax Parcel Number(s): 3731-003-001-0102, P53263, 3756-000-005-0104, P54237

THE GRANTOR WARD PROPERTIES INVESTMENTS, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GERALD NESS and EVELYNE NESS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The South 58.46 feet of Lot 1, Block 3, "HOME ADDITION TO MT. VERNON, WASH.," as per plat recorded in Volume 3 of Plats, page 95, records of Skagit County, Washington.

ALSO, the South 58.46 feet of Tract 5, "SKAGIT ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 48, records of Skagit County, Washington.

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

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any.

Dated June 7, 2004

Ward Properties Investments, LLC

2966
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Patti L. Ward
By: Patti L. Ward, Manager

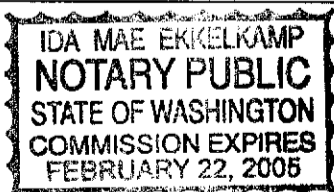
JUN 14 2004

Amount Paid \$ 2314.00
Skagit Co. Treasurer
By LP Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Patti L. Ward
is _____ the person who appeared before
me, and said person acknowledged that she _____ signed this instrument, on oath stated
authorized to execute the instrument and is Managing Member
of Ward Properties Investments, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 14, 2004



Ida Mae Ekkelkamp
Shelley Nevitt Ida Mae Ekkelkamp
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 3/09/2007 2/22/2005