

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Dirk Van Der Sar  
1417 Douglas Street  
Mount Vernon, WA 98273



200406150182  
Skagit County Auditor

6/15/2004 Page 1 of 2 3:57PM

Filed for Record at Request of  
Escrow Professionals of Washington  
Escrow Number: 3-1520-DB

FIRST AMERICAN TITLE CO.

81497-1

### Statutory Warranty Deed

Grantor(s): Susan Buchanan  
Grantee(s): Dirk H. Van Der Sar and Monica Van Der Sar  
Abbreviated Legal:

Section 30, Township 34, Range 4; ptn of NW-NE  
Assessor's Tax Parcel Number(s): 340430-0-261-0012 (P29116), 340430-0-150-0008 (P28971)

THE GRANTOR Susan Buchanan, an unmarried individual

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to Dirk H. Van Der Sar and Monica Van Der Sar, husband  
and wife

X DUS

X MVS

the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT 'A'

# 2998

SUBJECT TO: SEE ATTACHED EXHIBIT "B"

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

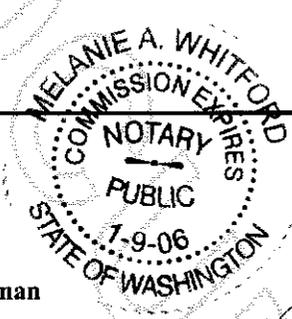
Dated June 10, 2004

JUN 15 2004

2364.25

Susan Buchanan  
Susan Buchanan

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



STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan Buchanan

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 6/17/04

[Signature]

Notary Public in and for the State of Washington  
Residing at Snohomish  
My appointment expires: 07-09-06

**SCHEDULE "C"**  
**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Douglas Street as established in the City of Mount Vernon, 240 feet South of its intersection with the South line of Hazel Street; thence South along Douglas Street 60 feet; thence West 108 feet; thence North 60 feet; thence East 108 feet to the point of beginning.

(Being also known as Lots 11 and 12 in vacated Block 23 of "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", together with East  $\frac{1}{2}$  of vacated alley adjacent thereto.)

Parcel "B":

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of vacated Block 23, "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", according to the Plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington, said point of beginning being on the West line Douglas Street, as established in the City of Mount Vernon; thence West 108 feet; thence South 20 feet; thence East 108 feet; thence North 20 feet to the point of beginning.



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