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AFTER RECORDING MAIL TO:
Thomas Lester and Holly Newman
1901 10th St
Anacortes, WA 98221



200406250125
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81717

FIRST AMERICAN TITLE CO.

B81717-E

Statutory Warranty Deed

Grantor(s): Dan Mitzel and Patricia Burklund
Grantee(s): Thomas Lester and Holly Newman
Assessor's Tax Parcel Number(s): 340419-0-149-0007 P26493

THE GRANTOR Dan Mitzel and Patricia Burklund, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Lester and Holly Newman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The South 50 feet of the following described tract:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision which is 210 feet East of the intersection of the Easterly line of First Street with said South line of the Southeast 1/4 of the Southeast 1/4; thence North 20 degrees East to the South line of Milwaukee Street, as established; thence East along the South line of Milwaukee Street to the intersection of said South line with the West line of Cleveland Avenue, as established; thence South along the West line of Cleveland Avenue to the South line of the Southeast 1/4 of the Southeast 1/4; thence West 12 rods, more or less, to the point of beginning.

EXCEPT that portion lying West of a line, as conveyed by Quit Claim Deed recorded June 23, 2004 under Auditor's File No. 200406230160, described as follows:

Begin at the point of intersection on the South line of said Section 19 with the West line of the right-of-way of Cleveland Avenue, as the same existed on June 3, 2004; thence North 89 degrees 39'26" West along the South line of said Section 19, a distance of 126.42 feet to the true point of beginning of this line description; thence North 1 degree 09'26" West a distance of 50.02 feet to the North line of the South 50.00 feet of said Section 19, said point being the terminus of this line description.

Subject to Paragraph A of Schedule B-1 of First American Title Company's preliminary commitment no. B81717 attached hereto and made a part hereof by this reference; 2nd 1/2 2004 taxes.

Dated: 6/23/2004

Dan Mitzel

Patricia Burklund

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

3246

JUN 25 2004

Amount Paid \$ 2,687.80
Skagit County Treasurer
By:

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Mitzel and Patricia Burklund, the persons 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.

Date: June 25, 2004

Kim M. Kerr



Kim M. Kerr
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005



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SCHEDULE "B-1"

Exceptions:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Randy Parks
Dated: December 30, 1993
Recorded: February 2, 1994
Auditor's No.: 9402020026
Regarding: Power of Attorney and Agreement regarding formation
of Local Improvement District

