

AFTER RECORDING MAIL TO:
Mr. and Mrs. John A. Ballenger
P.O. Box 2816
Mount Vernon, WA 98273

200406300153
Skagit County Auditor
6/30/2004 Page 1 of 1 3:36PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112291-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert A. Aus and Betty Lee Aus
Grantee(s): John A. Ballenger and Melissa J. Ballenger
Abbreviated Legal: Lots 1 & 2 SP PL 01-0915 in NW ¼ SE ¼, of 23-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340423-0-039-0004, P27644
340423-0-039-0100/P119250

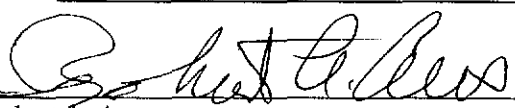
THE GRANTOR ROBERT A. AUS and BETTY LEE AUS, who also appears of record as BETTY AUS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN A. BALLENGER and MELISSA J. BALLENGER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

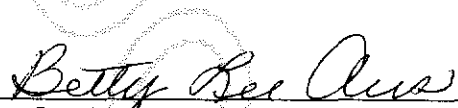
Lots 1 and 2, Skagit County Short Plat No. PL01-0915, recorded June 19, 2002, under Auditor's File No. 200206190047; being a portion of the Northwest ¼ of the Southeast ¼ of Section 23, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through H, inclusive, Schedule "B-1" Of Land Title Company's Preliminary Commitment for Title Insurance No. 112291-SE attached hereto and made part hereof

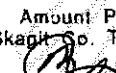
Dated June 24th, 2004


Robert A. Aus


Betty Lee Aus


3359
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

JUN 30 2004
4690 30
Amount Paid \$
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that Robert A. Aus and Betty Lee Aus 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: June 30, 2004


Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

