

AFTER RECORDING MAIL TO:
Mr. and Mrs. Dana S. Dixon
16745 Colony Road
Bow, WA 98232



200407020001
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112389-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David D. Hansen and Susan A. Hansen
Grantee(s): Dana S. Dixon and Elaine Dixon
Abbreviated Legal: ptn. SW 1/4, Sec 26, & ptn NW 1/4 of NE 1/4, 35-36-3 E W.M. aka Lot M4, SP No. 94-011
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360326-4-004-0504, P106715, 360305-1-004-0201, P106712

THE GRANTOR DAVID D. HANSEN and SUSAN A. HANSEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANA S. DIXON and ELAINE DIXON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject To: Paragraphs A^D through J, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment For Title Insurance No. 112389-PE.

Dated June 21, 2004

David D. Hansen 3409 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Susan A. Hansen Susan A. Hansen

JUL 02 2004

Amount Paid \$ 8099.00
Skagit Co. Treasurer
By hp Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David D. Hansen and Susan A. Hansen 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

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/07

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

Policy No.:

Order No.: 112389-PE

EXHIBIT A

PARCEL "A":

Lot M4, Skagit County Short Plat No. 94-011, approved December 12, 1994 and recorded December 14, 1994, in Volume 11 of Short Plats, page 157, under Auditor's File No. 9412140071, records of Skagit County, Washington, being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 26, Township 36 North, Range 3 East, W.M., and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ in Section 35, Township 36 North, Range 3 East W.M..

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for access and utilities in the North 30 feet of Lot M1, Skagit County Short Plat No. 94-011, recorded in Volume 11 of Short Plats, page 157, records of Skagit County, Washington; as delineated on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.



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