

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ryan Patrick
4227 175th Place N.W.
Stanwood, WA 98292



200407020115
Skagit County Auditor

7/2/2004 Page 1 of 2 12:56PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112728-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Nancy Morris
Grantee(s): Ryan Patrick and Tina Patrick
Abbreviated Legal: ptn NE ¼ of SE ¼, 28-33-4 E W.M.
Assessor's Tax Parcel Number(s): 330428-4-001-0600, P117187

THE GRANTOR NANCY MORRIS, a married woman who acquired title as NANCY F. HAMBERT, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RYAN PATRICK and TINA PATRICK, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 2 of Skagit County Short Plat No. 74-77, approved October 17, 1977, and recorded October 18, 1977, in Volume 2 of Short Plats, page 143, under Auditor's File No. 866968, being a portion of the Northeast ¼ of the Southeast ¼ of Section 28, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: Paragraph A, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 112728-SE attached hereto and made a part hereof.

Dated July 1, 2004

Nancy F. Morris
Nancy F. Morris

3425
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 02 2004

Amount Paid \$ 2848.00
Skagit Co. Treasurer
By Lm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy Morris
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledged it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 1, 2004

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

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. The face of the Short Plat sets forth the following:

- 1.) Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to availability of said water.
- 2.) Sewage Disposal – Soil information sheet and percolation tests were submitted on August 15, 1977, to the Skagit County Health Department for Tracts 2, 3 and 4. The existing residence on Tract 1 is presently served by a functional septic tank and septic drain field disposal system.
- 3.) Existing Zone Classification – Residential.



200407020115

Skagit County Auditor

7/2/2004 Page

2 of

2 12:56PM