

AFTER RECORDING MAIL TO:
Mr. and Mrs. Catherine Walton
7929 Thomas Road
Bow, WA 98232



200407080090
Skagit County Auditor

7/8/2004 Page 1 of 2 3:17PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112507-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): William J. Baumann and Cynthia M. Baumann
Grantee(s): Catherine Walton and Jose Roques
Abbreviated Legal: A Ptn. Of SW 1/4 of SE 1/4, 10-35-3 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350310-0-003-0001, P33996

THE GRANTOR WILLIAM J. BAUMANN and CYNTHIA M. BAUMANN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CATHERINE WALTON and JOSE ROQUES, wife and husband 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 and B, inclusive Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 112507-SE.

Dated July 2, 2004

William J. Baumann
William J. Baumann

Cynthia M. Baumann
Cynthia M. Baumann

3500
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 02 2004

STATE OF Washington)
COUNTY OF Skagit) SS:

Amount Paid \$ 4,539.00
By *[Signature]* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that William J. Baumann and Cynthia M. Baumann the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 6, 2004



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

EXHIBIT A

The North 110 feet of the following described tract:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M.;

thence North 30 rods;

thence East 30 rods;

thence South 30 rods;

thence West 30 rods to the point of beginning, EXCEPT ditch rights of way, EXCEPT that portion thereof conveyed to Skagit County by deeds dated March 27, 1911 and April 1, 1911, and recorded February 27, 1913 in Volume 91 of Deeds, pages 323 and 325, AND EXCEPT road along the South line thereof.

Situate in the County of Skagit, State of Washington.



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7/8/2004 Page 2 of 2 3:17PM