

AFTER RECORDING MAIL TO:
Raymond D. Avery
924 Beachley Road
Sedro-Woolley, WA 98284



200407260170
Skagit County Auditor

7/26/2004 Page 1 of 2 3:18PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112874-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert R. Nelson, David B. Nelson, Susan G. Herrick and Joline G. Keller
Grantee(s): Raymond D. Avery, Kathleen R. Cook Avery, Ronald Mahler, Dawn Mahler, Craig Wells and Rebecca Wells
Abbreviated Legal: Lots 35 & 36, Skagit Steelhead Tracts.
Assessor's Tax Parcel Number(s): P69542/4012-000-035-0007, P69543/4012-000-036-0006

THE GRANTOR Robert R. Nelson, an unmarried individual, David B. Nelson, an unmarried individual, Susan G. Herrick, an unmarried individual, Joline G. Keller, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond D. Avery and Kathleen R. Cook Avery, husband and wife, Ronald Mahler and Dawn Mahler, husband and wife, Craig Wells and Rebecca Wells, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 35 And 36, "THE PLAT OF SKAGIT STEELHEAD TRACTS," as per plat recorded in Volume 8 of Plats, page 10, records of Skagit County, Washington.

3868
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

JUL 26 2004

890.00

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Dated July 21, 2004

Robert R. Nelson
Robert R. Nelson

David B. Nelson
David B. Nelson

Susan G. Herrick
Susan G. Herrick

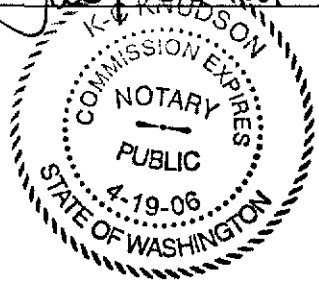
Joline G. Keller
Joline G. Keller

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that **Robert R. Nelson, David B. Nelson, Susan G. Herrick and Joline G. Keller** the person(s) 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.

Dated: July 23 2004

KE Knudson



Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 4-19-06

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Undisclosed
Area Affected:	Westerly 40 feet

- B. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water
- C. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.



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