

AFTER RECORDING MAIL TO:
Mr. and Mrs. Fermin Ruiz-Garcia
317 Stanford Drive #8
Mount Vernon, WA 98273



200409070170
Skagit County Auditor

9/7/2004 Page 1 of 1 3:15PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82257

Statutory Warranty Deed

Grantor(s): Theresa Joanne Simpson
Grantee(s): Fermin Ruiz-Garcia and Yolanda Ruiz
Assessor's Tax Parcel Number(s): 340419-0-237-0018 P26587, 340419-0-255-0007 P26604
FIRST AMERICAN TITLE CO.
82257E-1

THE GRANTOR Theresa Joanne Simpson, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fermin Ruiz-Garcia and Yolanda Ruiz, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Those portions of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

1. Beginning at a point 1,825 feet North and 30 feet West of the quarter post between Sections 19 and 20; thence West 118.32 feet; thence North 48.9 feet; thence East 118.32 feet; thence South 48.9 feet to the point of beginning.
2. Beginning at a point 1,873.9 feet North and 232.32 feet West of the quarter corner between Sections 19 and 20; thence South 48.9 feet; thence East 70 feet; thence North 48.9 feet; thence West 70 feet to the point of beginning.

SUBJECT TO easement for community driveway over and across a portion of said premises adjoining, created by instrument recorded August 1, 1994, under Auditor's File No. 9408010069

Dated: September 1, 2004.

Theresa Joanne Simpson
Theresa Joanne Simpson

4/844
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 07 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2776.80
By fn Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Theresa Joanne Simpson is the person who appeared before me, and said person 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.

Date: 9-2-04

Linda L. Geiser
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 8-20-07

