Return To: Warren M. Gilbert
314 Pine St., Matheson Bldg.
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

THE GRANTORS, LARRY HART and HAROLD HART, for and in consideration of

ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS, ($175,000), in hand paid,

conveys and warrants to NATALIE BROWN, the following described real estate, situated in the

County of Skagit, State of Washington.

That portion of Lot 1, Block 2, "HOME ADDITION TO MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 95, records of Skagit County, Washington, and Tract 3 of "SKAGIT ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 48, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of Lot 1, Block 2, of said "HOME ADDITION TO MOUNT VERNON, WASHINGTON", which is 32.25 feet West of the Southeast corner thereof, thence East 68.96 feet to the southeast corner of Tract 3 of said "SKAGIT ADDITION TO MOUNT VERNON", thence North 100 feet; thence West to a point North of the point of beginning; thence South to the point of beginning.

Commonly known as 1025 South 15th Street, Mount Vernon, Washington

Assessor's Parcel No. P53250/3731-002-001-0005

DATED this 13th day of September, 2004.

5079
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

_____
LARRY HART

_____
HAROLD HART

SEP 22 2004

STATE OF WASHINGTON)
Amount Paid $ 3115 00
SS Skagit Co. Treasurer
COUNTY OF SKAGIT   )By _____ Deputy

On this day personally appeared before me LARRY HART and HAROLD HART, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of September, 2004.

_____
Notary Public in and for the State of Washington,
residing at Mount Vernon
My commission expires 5/27/06