

AFTER RECORDING MAIL TO:
Ryan T. Maulding and Amber B. Maulding
1614 C Skyline Way
Anacortes, WA 98221



200409230059
 Skagit County Auditor

9/23/2004 Page 1 of 1 11:15AM

Filed for Record at Request of
 Land Title Company of Skagit
 Escrow Number: 113065-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Hansell/Mitzel L.L.C.
Grantee(s): Ryan T. Maulding and Amber B. Maulding
Abbreviated Legal : Lot 47, Rosewood PUD
Assessor's Tax Parcel Number(s): 4745-000-047-0000, P116485

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company
 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
 hand paid, conveys and warrants to **RYAN T. MAULDING and AMBER B. MAULDING,**
husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 47, "ROSEWOOD P.U.D. PHASE I," as per plat recorded on February 14, 2000, under Auditor's
 File No. 200002140086, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Paragraphs A through K, inclusive of Schedule B-1 of Land Title Company's Preliminary
 Commitment for Title Insurance No. 113065-PE.

Dated September 21, 2004

Hansell/Mitzel L.L.C.

By: Jeffrey D. Hansell, Managing Member

5102
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

SEP 23 2004

Amount Paid \$ 2999.27
 By [Signature] Skagit Co. Treasurer
 Deputy

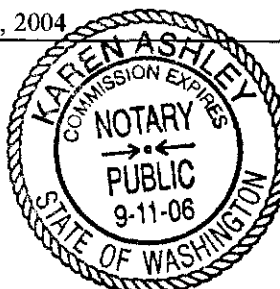
STATE OF Washington }
 County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeffrey D. Hansell

the person who appeared before
 me, and said person acknowledged that he signed this instrument, on oath stated He is
 authorized to execute the instrument and is Managing Member
 of Hansell/Mitzel L.L.C.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 22, 2004



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