

AFTER RECORDING MAIL TO:

Mr. and Mrs. Jeff A. Ripke
1102 So. 10th Street
Mount Vernon, WA 98273



200411220261
Skagit County Auditor

11/22/2004 Page 1 of 2 3:49PM

Filed for Record at Request of
Escrow Professionals of Washington
Escrow Number: 3-1926-DD

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Henry Hyonku Beck and Sonya Myungsoon Beck

Grantee(s): Jeff A. Ripke and Heidi S. Ripke

Abbreviated Legal:

Lots 1 & 2, Blk. 24, Milletts to MV.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3741-024-002-0006

THE GRANTOR Hyon Ku Beck who acquired title as Henry Hyonku Beck, and Myung Soon Beck who acquired title as Sonya Myungsoon Beck, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to Jeff A. Ripke and Heidi S. Ripke, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: Easement, Covenants, Conditions and Restrictions of record, if any.

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Grantee's reasonable use of the Property; and reserved oil and/or mining rights. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

6287
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated November 9, 2004

Henry Hyonku Beck

NOV 22 2004

Sonya Myungsoon Beck

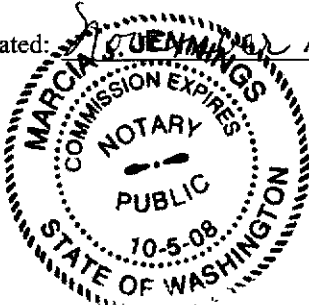
Amount Paid 3738.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Henry Hyonku Beck and Sonya Myungsoon Beck

is/are 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: 10/10/2004



Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008

EXHIBIT A

Lots 1 And 2, Block 24, "Map of Millett's Addition to Mt. Vernon, Skagit County , Washington, as per Plat recorded in Volume 2 of Plats at Page 63, records of Skagit County, Washington.



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