

AFTER RECORDING MAIL TO:

**Mr. and Mrs. Justin Fox
7288 Superior Avenue
Concrete, WA 98237**



200412230096

Skagit County Auditor

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**Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83374**

Statutory Warranty Deed

**Grantor(s): Linda L. Allen
Grantee(s): Justin Fox and Elizabeth Peterson
Assessor's Tax Parcel Number(s): P104863, 4628-000-028-0007**

FIRST AMERICAN TITLE CO.

83374E

THE GRANTOR LINDA L. ALLEN, who took title as Linda L. Moser, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin Fox and Elizabeth Peterson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 28, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", as per plat recorded in Volume 15 of Plats, pages 163 through 165, records of Skagit County, Washington.

Subject to Paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 83374 attached hereto and made a part hereof by this reference.

Dated:

December 17, 2004

Linda L. Allen by Tony Clifford by POA
Linda Allen

6905

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

DEC 23 2004

**Amount Paid \$ 1726.60
Skagit Co. Treasurer
By Deputy**

**STATE OF Washington }
COUNTY OF Skagit } SS:**

I certify that I know or have satisfactory evidence that Linda L. Allen, the persons 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.

Date: _____

see page 2

**Notary Public in and for the State of
Residing at Mount Vernon
My appointment expires: 12/15/2005**

Washington

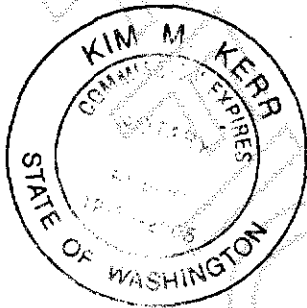
STATE OF WASHINGTON.

ACKNOWLEDGMENT - Attorney in Fact

County of Skagit } ss.

On this 20th day of December, 2004, before me personally appeared Terry Clifford to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Linda Allen and acknowledged that she signed the same as this free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Kim M. Kerr
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires 12-15-05

STATE OF WASHINGTON.

ACKNOWLEDGMENT - Self & Attorney in Fact

County of _____ } ss.

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This instrument is page 2 of 2 and is attached to SD20 dated 12-17-04



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