

AFTER RECORDING MAIL TO:



200501260035
Skagit County Auditor

1/26/2005 Page 1 of 1 11:31AM

Name FRANCIS J. WERNER

Address 18604 76TH AVE. W.

City, State, Zip EDMONDS, WA 98026

Filed for Record at Request of:

(Fulfillment)
STATUTORY WARRANTY DEED

THE GRANTOR(S) DUANE L. COMNICK AND CAROL E. COMNICK, HUSBAND AND WIFE

for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT AFN 200302110126

in hand paid, conveys, and warrants to FRANCIS J. WERNER

the following described real estate, situated in the County of SKAGIT, state of Washington:

CASCADE RIVER PARK DIV. #3 LOT 96, WASHED BY FLOOD 12-75 DPR: 84

3873

Assessor's Property Tax Parcel/Account Number: 283-000-096-00003

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated JULY 9, 2004 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on FEB. 11, 2003 EXCISE RECEIPT 143.82

Dated: 12-14-04

By [Signature]

DUANE L. COMNICK

BY [Signature]

CAROL E. COMNICK

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

STATE OF WA _____)

COUNTY OF PIERCE _____)

JAN 26 2005

Amount Paid \$
Skagit County Treasurer
By: [Signature] Deputy

I certify that I know or have satisfactory evidence that DUANE L. COMNICK AND CAROL E. COMNICK (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the THEIR to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-14-04

[Signature]

Notary Public in and for the state of WA

My appointment expires: 5/9/07

