

AFTER RECORDING MAIL TO:
Mr. and Mrs. Eric M. Riedel
707 S. Snoqualmie #5B
Seattle, WA 98108



2/22/2005 Page 1 of 1 9:01AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114808-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sydney R. Stapleton and Anne Chase-Stapleton
Grantee(s): Eric M. Riedel and Catherine B. Brunner
Abbreviated Legal: Lot 4, SP PL04-0147 in NE ¼ of NW ¼, 35-36-2 E W.M.
Assessor's Tax Parcel Number(s): 360235-2-001-0109, P47433

THE GRANTOR SYDNEY R. STAPLETON and ANNE CHASE-STAPLETON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIC M. RIEDEL and CATHERINE B. BRUNNER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 of Skagit County Short Plat No. PL04-0147, recorded November 8, 2004, under Auditor's File No. 200411080189, records of Skagit County, Washington and being a portion of the Northeast ¼ of the Northwest ¼ of Section 35, Township 36 North, Range 2 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 50 feet of Lots 1, 2 and a portion of Lot 3 and the 45 foot radius cul-de-sac in Lot 3 shown as "Private Road" on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through D, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 114808-SE. 2005 Real Estate Taxes.

Dated February 13, 2005

Sydney R. Stapleton

Anne Chase-Stapleton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
778
FEB 22 2005
\$ 2545.00
Amount Paid To
Skagit Co. Treasurer
by

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sydney R. Stapleton and Anne Chase-Stapleton the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-17-05

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

