

AFTER RECORDING MAIL TO:
Lezli Wolkenhauer, Milderetta Wolkenhauer
615 State Street
Sedro-Woolley, WA 98284



200502280308
Skagit County Auditor

2/28/2005 Page 1 of 2 3:28PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83878

Statutory Warranty Deed

Grantor(s): Thomas E. Hamer and Christine A. Hamer
Grantee(s): Lezli Wolkenhauer and Milderetta Wolkenhauer
Assessor's Tax Parcel Number(s): 4150-034-016-0001, P75685

FIRST AMERICAN TITLE CO.
B83878E

THE GRANTOR Thomas E. Hamer and Christine A. Hamer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lezli Wolkenhauer, an unmarried individual as her separate estate and Milderetta Wolkenhauer, an unmarried individual as her separate estate, each as unmarried individuals the following described real estate, situated in the County of Skagit, State of Washington.

Tract "A", Short Plat No. SW-5-77, approved August 30, 1977 and recorded in Volume 2 of Short Plats, page 115, under Auditor's File No. 864589, records of Skagit County, Washington; being a portion of Lots 15, 16, 17 and 18, Block 34, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: February 17, 2005

Thomas E. Hamer

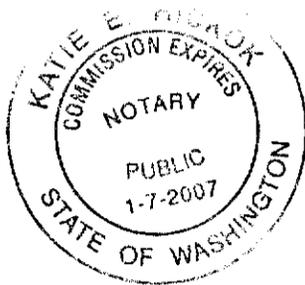
Christine A. Hamer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas E. Hamer and Christine A. Hamer, 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: 2-28-05

Notary Public in and for the State of Washington
Residing at MtVernon
My appointment expires: 1-7-07



905
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2005

Amount Paid \$ 3,560.00
By Deputy

EXHIBIT A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SW-5-77
Auditor's No.: 864589

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Sewage Disposal – City Sewer
4. Water – P.U.D.



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