



200503070166  
Skagit County Auditor

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Return Address:

**JOHN J. PAGE and KAREN K. PAGE**  
22905 Prairie Road  
Sedro Woolley, WA 98284

## Warranty Deed (Statutory Form)

Indexing information required by the Washington State Auditor's Recorder's Office. (RCW 36.18 and RCW 65.04) (please print last name first)

Reference # (If applicable): \_\_\_\_\_

Grantor(s): (1) **JUDITH D. PAGE** (2) \_\_\_\_\_ Add'l. on pg. \_\_\_\_\_

Grantee(s): (1) **JOHN J. PAGE** (2) **KAREN K. PAGE** Add'l. on pg. \_\_\_\_\_

Legal Description (abbreviated): **22905 Prairie Road, Sedro Woolley, WA 98284** Add'l. legal is on pg. **1**

Assessor's Property Tax Parcel /Account # **P112355**

The Grantor **JUDITH D. PAGE**

residing at **535 West Kellogg Road,**  
**Bellingham, WA 98226** for and in consideration of the sum of **Ten Only**  
Dollars (\$ **\$10.00**) 1. in hand paid, convey and warrant to \_\_\_\_\_ the Grantee

the following described real estate:

Tract 2 of Skagit County Short Plat No. 12-87, approved June 11, 1987, recorded June 15, 1987 in Volume 7 of Short Plats, page 182, under Auditor's File No. 8706150007, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 36 North, Range 4 East, W.M.

A 20 foot wide easement for ingress, egress and utilities over, under and across Lot 1 of Short Plat No. 12-87 recorded in Volume 7 of Short Plats at page 182 under Auditor's File No. 8706150007, records of Skagit County, Washington, located in the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the Southeast corner of Lot 1 of said Short Plat,

thence South 74°57'28" West along the South line thereof, a distance of 104.34 feet to the initial point of this centerline description,

thence North 07°33'30" East, a distance of 24.32 feet;

thence North 27°15'34" East, a distance of 129.15 feet;

thence North 43°49'13" East, a distance of 13.88 feet;

thence North 45°37'17" West, a distance of 208.12 feet;

thence North 34°57'31" West, a distance of 36.41 feet;

thence North 27°08'14" West, a distance of 30.26 feet;

thence North 19°40'34" West, a distance of 79.80 feet;

thence North 16°46'24" West, a distance of 71.09 feet;

thence North 41°36'13" West, a distance of 30.22 feet;

thence North 21°17'06" West, a distance of 39.57 feet;

thence North 14°38'55" West, a distance of 20.15 feet to a point on the North line of said Lot 1 which is 44.21 feet East of the Northwest corner thereof and the terminal point of this centerline description.

situated in the County of **Skagit**, State of **Washington**.

Dated this **7th** day of **March, 2005**

See ATTACHMENT



Warranty Deed (Statutory Form)

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MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

**#1048**  
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
**MAR 07 2005**  
Amount Paid \$ **3009.33**  
By **[Signature]** Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON.

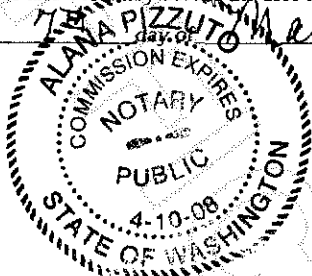
County of Skagit

SS.

(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Judith D. Page  
is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it  
to be her free and voluntary act of the uses and purposes mentioned in the instrument.

Dated this 7th day of March, 2004



Print Name Alana Pizzuto

Notary Public in and for the State of Washington

My appointment expires: 4-10-08

STATE OF WASHINGTON.

County of \_\_\_\_\_

SS.

(CORPORATE ACKNOWLEDGEMENT)

On this \_\_\_\_\_ day of \_\_\_\_\_ personally appeared before me  
\_\_\_\_\_ to me known to be the \_\_\_\_\_ of the  
corporation that executed the within and foregoing instrument, and acknowledged said instrument to be free and voluntary act  
and deed, of said corporation, for the uses and purposes therein mentioned; and on oath stated that \_\_\_\_\_ he \_\_\_\_\_  
authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My appointment expires: \_\_\_\_\_

### ATTACHMENT

Grantees herein, as a part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by the certain mortgage made from JUDITH D. PAGE to Wells Fargo Bank, N.A., successors by merger to Wells Fargo Home Mortgage, Inc. which mortgage is recorded in the office of SKAGIT County Auditor book \_\_\_\_\_ and page \_\_\_\_\_ and/or Document Number 200103210033

And for the same consideration Grantees hereby assume the obligation of JUDITH D. PAGE under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising for the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. There is no substitution of VA Entitlement requested by Grantor or Grantees. Grantor acknowledges that VA Eligibility will not be restored until the loan is fully paid or property is transferred to another approved veteran with VA Eligibility.

JUDITH D. PAGE

JOHN J. PAGE

Loan #0134880805

KAREN K. PAGE



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