

AFTER RECORDING MAIL TO:
BEAR MARILYN AND VIRGINIA BLACKBURN
P O BOX 433
Snohomish, WA 98290



200504070139

Skagit County Auditor

4/7/2005 Page 1 of 1 1:53PM

STATUTORY WARRANTY DEED

Escrow No. 20055488-SLH
Title Order No. 84383

FIRST AMERICAN TITLE CO.
84383-1

THE GRANTOR ALLEN J. ALEXANDER and SUSANNE K. ALEXANDER, HUSBAND AND WIFE

for and in consideration of **Ten Dollars and other good and valuable consideration** in hand paid, conveys and warrants to **BLACKBURN PROPERTIES, a Limited Liability Company** the following described real estate, situated in the County of **Skagit**, State of Washington: **LOTS 20 AND 21. BLOCK 48. FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT CUNTY, WASHINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS ON PAGE 29, RECORDS OF SKAGIT COUNTY WASHINGTON.** EXCEPT THE NORTH 40.40 FEET THEREOF AND EXCEPT THE WEST 9.92 FEET OF SAID LOT 21, AND ALSO EXCEPT THE EAST 6 FEET OF SAID LOT 20. (ALSO KNOWN AS PARCEL 2, SURVEY RECORDED SEPTEMBER 27, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200009270019)

Assessor's Property Tax Parcel/Account Number(s): 4150-048-021-0000
The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and mining rights.

SUBJECT TO: RIGHTS OF CLAIMS OF PERSONS IN POSSESSION OR CLAIMING TO BE IN POSSESSION AND TERMS AND CONDITIONS OF ANY UNRECORDED LEASES. MUNICIPAL ASSESSMENTS, IF ANY, LEVIED BY CITY OF SEDRO WOOLLEY.

Dated: April 2, 2005

Allen J. Alexander 1620 Susan K. Alexander
ALLEN J. ALEXANDER SKAGIT COUNTY WASHINGTON SUSANNE K. ALEXANDER
REAL ESTATE EXCISE TAX SKA

APR 07 2005

State of Washington

Amount Paid \$ 2314.00
Skagit Co. Treasurer
By ss. lp Deputy

County of Skagit

I certify that I know or have satisfactory evidence that ALLEN J. ALEXANDER and SUSANNE K. ALEXANDER is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: APRIL 5, 2005

Kristen Jonas

Notary Public in and for the State of Washington
Residing at SEDRO WOOLLEY, WA
My appointment expires 11/9/08

