

AFTER RECORDING MAIL TO:
Ms. Jo Ann Davis Joseph
323 S. 30th Place
Mount Vernon, WA 98274



200504080150
Skagit County Auditor

4/8/2005 Page 1 of 1 3:37PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115608-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Thomas E. Hawkins, as Personal Representative of the ESTATE OF MARGARET L. HAWKINS under Island County Probate Number 05-4-00054-8

Grantee(s): Jo Ann D. Joseph

Abbreviated Legal: Lot 56, Eastgate Add. Plat #6

Assessor's Tax Parcel Number(s): 4514-000-056-0004, P83666

THE GRANTOR THOMAS E. HAWKINS, as Personal Representative of the ESTATE OF MARGARET L. HAWKINS under Island County Probate Number 05-4-00054-8 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOANN D. JOSEPH, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 56, "EASTGATE ADDITION PLAT NO. 6," as per plat recorded in Volume 14 of Plats, pages 82 and 83, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: Paragraphs A through D, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 115608-SE.

Dated April 6, 2005

Thomas E. Hawkins, as Personal Representative of the ESTATE OF MARGARET L. HAWKINS under Island County Probate Number 05-4-00054-8

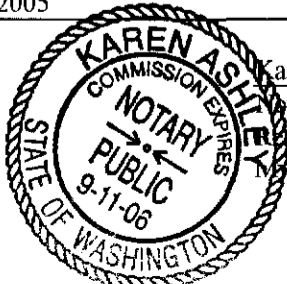
By: Thomas E. Hawkins, Personal Representative

1647
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
APR 08 2005
Amount Paid \$ 3049.00
By Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Thomas E. Hawkins signed this instrument, on oath stated He is that authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Margaret L. Hawkins to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 7th 2005



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2006