

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Ward N. Ernst, Mr. Steven C. Poot  
4325 Kiowa Drive  
Mount Vernon, WA 98273



4/12/2005 Page 1 of 1 8:44AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 115720-SE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Jeanette R. DiBiase Revocable Living Trust, dated November 8, 1994

Grantee(s): Ward N. Ernst, Joanne M. Ernst and Steven C. Poot

Abbreviated Legal: Lot 14, Blk. 3, Wedgwood Add.

Assessor's Tax Parcel Number(s): 3766-003-014-0006, P54762

THE GRANTOR Jeanette R. DiBiase Revocable Living Trust, dated November 8, 1994, as trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **WARD N. ERNST and JOANNE M. ERNST, husband and wife; and STEVEN C. POOT, an unmarried individual** the following described real estate, situated in the County of Skagit, State of Washington.

*Joanne M. Ernst LLL*

Lot 14, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WA .," as per plat recorded in Volume 7 of Plats, page 24, 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, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 115720-SE

Dated March 30, 2005

Jeanette R. DiBiase Revocable Living Trust, dated  
November 8, 1994

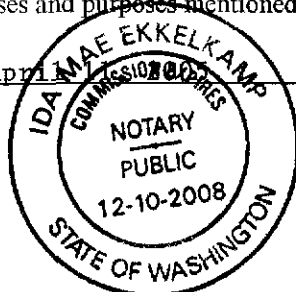
*Jeanette R. DiBiase*  
By: Jeanette R. DiBiase, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
APR 12 2005  
Amount Paid \$ 3291.32  
By Skagit Co. Treasurer Deputy  
#1675

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Jeanette R. DiBiase  
signed this instrument, on oath stated that She is  
authorized to execute the instrument and acknowledged it as the Trustee  
of The Jeanette R. DiBiase Revocable Trust dated 11/8/94 to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: April 12, 2005



*Ida Mae Ekkelkamp*  
~~Ida Mae Ekkelkamp~~  
Notary Public in and for the State of Washington  
Residing at ~~XXXXXX~~ Mount Vernon  
My appointment expires: ~~XXXXXX~~ 12/10/08