



200504200001

Skagit County Auditor

4/20/2005 Page 1 of 2 8:49AM

AFTER RECORDING MAIL TO:

James Engberg
320 Burlington Blvd.
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115967-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Dean E. Myers and Melissa D. Myers
Grantee(s): James Engberg and Susan L. Engberg
Abbreviated Legal: Lot A, BU SP#1-89 in Blk. 136, 1st to Burl.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4077-136-019-0027, P72342

THE GRANTOR Dean E. Myers, a married man, as his separate estate and Melissa D. Myers, an unmarried individual, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to James Engberg and Susan L. Engberg, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: Paragraph A, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 115967-PE.

Dated April 13, 2005

Dean E. Myers

Melissa D. Myers

#1802
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

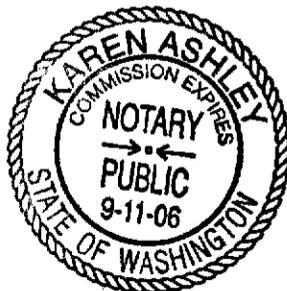
APR 20 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1691.00
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that **Dean E. Myers and Melissa D. Myers** the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 19th 2005



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

Escrow No.: 115967-PE

EXHIBIT "A"

LEGAL DESCRIPTION

Lot A, City of Burlington Short Plat No. BU-1-89, approved June 21, 1989, recorded June 22, 1989 in Book 8 of Short Plats, page 135, under Auditor's File No. 8906220049 and being a portion of Lot 19, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over that portion of Lot B described as follows:

Beginning at the Southeast corner of Tract "A";
thence South along the East line of Lot B a distance of 7 feet;
thence North $88^{\circ}26'32''$ West to intersect the South line of Lot A;
thence North $72^{\circ}46'45''$ East to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.



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