

When Recorded Return to:
CARLOS A. GARZA
JAMES L. HALE
5932 Yarmouth Avenue
Encino CA 91316



200504250153
Skagit County Auditor

4/25/2005 Page 1 of 3 11:42AM

Chicago Title Company - Island Division
Order No: AE10629 JAC IC34402 ✓

STATUTORY WARRANTY DEED

THE GRANTOR MICHAEL J. WIGEN and MARISSA L. WIGEN, husband and wife

for and in consideration of Three Hundred Eighty Thousand and 00/100...(\$380,000.00)
DOLLARS

in hand paid, conveys and warrants to

CARLOS A. GARZA, a single person and JAMES L. HALE, a single person, as joint tenants, with rights of survivorship

the following described real estate, situated in the County of Skagit, State of Washington:

BriefLegal: Ptn SW NE 25-35-1

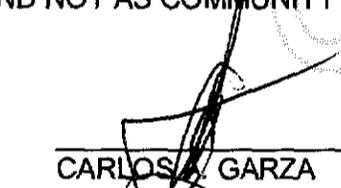
COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

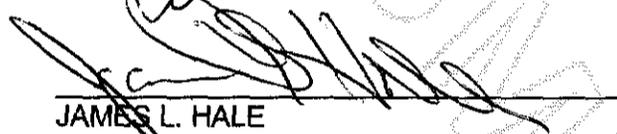
Tax Account No. : 350125-0-051-0100 P99651

Subject to: Restrictions, reservations and easements of record.

THE GRANTEEES, BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY OR AS TENANTS IN COMMON

ACCEPTED AND APPROVED:


CARLOS A. GARZA


JAMES L. HALE

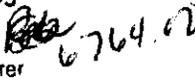
Dated: April 11, 2005


MICHAEL J. WIGEN Date 4-12-05


MARISSA L. WIGEN Date 4-22-05

1917
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2005

Amount Paid \$ 
By  Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MICHAEL J. WIGEN and MARISSA L. WIGEN 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 therein mentioned in this instrument.

Dated: 4-22-05

[Signature]
Notary Public in and for the State of Washington
Residing at [Signature]
My appointment expires: 5-14-05



~~STATE OF WASHINGTON~~ }
CALIFORNIA } ss.
COUNTY OF Los Angeles }

On this day personally appeared before me CARLOS A. GARZA & JAMES L. HALE
to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged to me that THEY signed the same as THEIR free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 13 day of April, 2005



[Signature]
Notary Public in and for the State of ~~Washington~~, CALIFORNIA
Name printed AZIZ JANGBAR
Residing at ENCINO, CALIFORNIA
My commission expires July 3, 2007

Acknowledgement - Individual

Title of Document: Statutory Warranty Deed
Dated April 11, 2005



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10629 JAC

PARCEL A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing on the North line of said Southwest Quarter of the Northeast Quarter where it intersects the West line of "K" Avenue; Hagadorn's & Stewart's Addition to the City of Anacortes; thence South 0°12'18" West along the West line of said "K" Avenue; 293.37 feet to the Southeast corner of that certain tract previously conveyed to James L. Tribou and Bunny St. Clair by deed recorded under Auditor's File No. 8705150065, records of Skagit County, Washington, and the true point-of-beginning; thence continuing South along the West line of "K" Avenue for 146.685 feet to the Northeast corner of that certain tract previously conveyed to Mike Wusk by deed recorded under Auditor's File No. 8912220101, records of Skagit County, Washington; thence West parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 25 for 297 feet to a line that is 603.9 feet West of and parallel with the East line of said Southwest Quarter of the Northeast Quarter; thence North along said line for 146.685 feet to the Southwest corner of that certain tract previously conveyed to Vern L. Burtness and Muriel A. Burtness, husband and wife, by deed recorded under Auditor's File No. 895218, records of Skagit County, Washington; thence East for 297 feet to the point-of-beginning;

EXCEPT the following described parcel:

All that portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of "K" Avenue as shown on the plat of Hagadorn & Stewart's Addition to the City of Anacortes, which point is 17.78 rods South of the North line of said Southwest Quarter of the Northeast Quarter; thence South along the West line of "K" Avenue, a distance of 146.68 feet (8.89 rods); thence West 148.50 feet (9 rods) to a line that is 27.6 rods West of and parallel with the East line of said Southwest Quarter of the Northeast Quarter; thence North along said line 146.68 feet (8.89); thence East 148.50 feet (9 rods) to the point-of-beginning.

Situated in Skagit County, Washington.

PARCEL B:

A perpetual, non-exclusive easement as granted under Auditor's File No. 9110040040, records of Skagit County, Washington, over, through, and across all that portion described as follows:

A strip of land in the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, 30 feet wide on the North side of the line described as follows:

Beginning at a point on the West line of "K" Avenue as shown on the Plat of Hagadorn & Stewart's First Addition to Anacortes, which point is 26.67 rods South of the North line of said Southwest Quarter of the Northeast Quarter; thence West along said line a distance of 148.50 feet (9 rods).

Situate in Skagit County, Washington.



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