

AFTER RECORDING MAIL TO:
Mr. and Mrs. Brian H. Dean
316 North Laventure Road
Mount Vernon, WA 98273



200504260286
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84384

Statutory Warranty Deed

Grantor(s): Andrew H. Ward and Susan V. Ward
Grantee(s): Brian H. Dean and Cynthia A. Dean
Assessor's Tax Parcel Number(s): 3770-000-004-0008, P54863

FIRST AMERICAN TITLE CO.

B84384E

THE GRANTOR Andrew H. Ward and Susan V. Ward, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian H. Dean and Cynthia A. Dean, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

*Kathy Moitoret, an unmarried person as her separate estate
Tract 4, "ASSESSOR'S PLAT OF PURCELL'S TRACTS", as per plat recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington;

EXCEPT the West 10 feet of said Tract 4, as conveyed to the City of Mount Vernon, by Deed recorded November 17, 1978, under Auditor's File No. 891540, records of Skagit County, Washington;

AND EXCEPT that portion of said Lot 4, conveyed to the City of Mount Vernon by Deed recorded May 14, 1991, under Auditor's File No. 9105140041, records of Skagit County, Washington, described as follows:

Beginning at a point 10 feet East of the Southwest corner of said Lot 4, said point being on the East margin of LaVenture Road; thence South 88 degrees 40'16" East, a distance of 20 feet; thence North 44 degrees 03'46" West, a distance of 28.48 feet; thence South 00 degrees 32'44" West, a distance of 20 feet to the point of beginning.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated April 11, 2005

Andrew H. Ward

1967
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Susan V. Ward

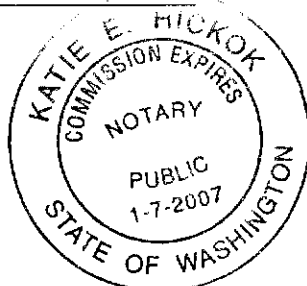
APR 26 2005

Amount Paid \$ 4022.80
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Andrew H. Ward and Susan V. Ward, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-21-05



Notary Public in and for the State of Washington
Residing at mt vernon
My appointment expires: 1-7-07

Order No: B84384

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	March 20, 1991
Recorded:	April 5, 1991
Auditor's No.:	9104050070
Purpose:	Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects:	West 10 feet of said premises



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