

AFTER RECORDING MAIL TO:

Mr. and Mrs. Jesse J. Trujillo
1505 N. Laventure Rd.
Mount Vernon, WA 98273



200504280104

Skagit County Auditor

4/28/2005 Page 1 of 2 1:25PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82852

Statutory Warranty Deed

Grantor(s): Desiree Vives
Grantee(s): Jesse J. Trujillo and Viviana B. Trujillo
Assessor's Tax Parcel Number(s): 340417-4-006-0003, P26015

FIRST AMERICAN TITLE CO.

82852-1

THE GRANTOR Desiree Vives, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jesse J. Trujillo and Viviana B. Trujillo, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the East 20 acres of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East W.M., more particularly described as follows:

Beginning at a point on the East line of said Northeast 1/4 of the Southeast 1/4, a distance of 551.35 feet South 00 degrees 12'20" East of the Northeast corner thereof; thence North 89 degrees 37'00" West, a distance of 346.40 feet; thence South 00 degrees 12'02" East to the North line of the South 710 feet of said Northeast 1/4 of the Southeast 1/4; thence South 89 degrees 43'28" East to the East line of said Northeast 1/4 of the Southeast 1/4; thence North 00 degrees 12'02" West to the point of beginning;

EXCEPT the East 25 feet thereof for LaVenture Road;

ALSO EXCEPT that portion deeded to City of Mount Vernon for right of way by Deed recorded June 7, 2001 under Auditor's File No. 200106070080.

Subject to paragraph A of Schedule B-1 of First American Title Company's preliminary commitment no. 82852 and 2nd 1/2 2005 taxes.

Dated: March 28, 2005

Desiree Vives

2011
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

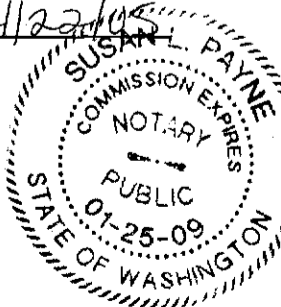
APR 28 2005

Amount Paid \$ 2848.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Desiree Vives, 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: 4/22/05



Notary Public in and for the State of Washington
Residing at Cleaveland Island
My appointment expires: 1-25-09

Order No: 82852

Schedule "B-1"

Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	City of Mount Vernon, a municipal corporation of the State of Washington
Dated:	May 10, 2001
Recorded:	June 7, 2001
Auditor's No.:	200106070081
Purpose:	Slope and road improvement easement
Area Affected:	Over, along and across the full width and length of the subject property



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