

AFTER RECORDING MAIL TO:
Mr. Kevin A. Stogner
2501 E. Fir Street
Mount Vernon, WA 98273



200504280126
Skagit County Auditor

4/28/2005 Page 1 of 2 3:24PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84245

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

84245-1

Grantor(s): David J. Albert
Grantee(s): Kevin A. Stogner
Assessor's Tax Parcel Number(s): 4228-000-018-0008, P78829

THE GRANTOR David J. Albert, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin A. Stogner, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18, "COLLEGE GLEN", as per plat recorded in Volume 11 of Plats, page 14, records of Skagit County, Washington.

Subject to Paragraphs A and B of Schedule B-1 of First American Title Company's preliminary commitment no. 84245 attached hereto and made a part hereof by this reference.

Dated: April 6, 2005

David J. Albert

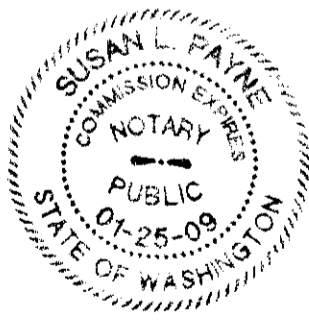
2005
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
APR 28 2005
Amount Paid \$ 3328.60
Skagit County Treasurer
Deputy
By:

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David J. Albert, 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 Camano Island
My appointment expires: 1-25-09



Schedule "B-1"

EXCEPTIONS:

A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 82667, Volume 83 of Deeds, page 432, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: College Glen
Recorded: June 3, 1975
Auditor's No.: 818365

Said matters include but are not limited to the following:

1. Drainage easement - affects Northerly 15 feet of Lots 11 - 20
2. Utility and drainage easement - affects Southerly 15 feet of Lots 11 - 20



200504280126
Skagit County Auditor

4/28/2005 Page 2 of 2 3:24PM