

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jerry E. Giles
774 Shelter Bay Drive
LaConner, WA 98257



200504290052
Skagit County Auditor

4/29/2005 Page 1 of 1 9:29AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116019-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Thomas J. Richardson
Grantee(s): Gerald E. Giles and Almeda M. Giles
Abbreviated Legal: Lot 7, Blk. 4, Wagners Hope Island Add.
Assessor's Tax Parcel Number(s): 4036-004-007-0005, P70235

THE GRANTOR THOMAS J. RICHARDSON, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GERALD E. GILES and ALMEDA M. GILES, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, Block 4, "WAGNER'S HOPE ISLAND ADDITION," as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive pedestrian easement for ingress and egress over the South 3 feet of Lot 8, Block 4, of said plat.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Paragraphs A through E, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 116019-PE.

Dated April 25, 2005

Thomas J. Richardson

3037
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

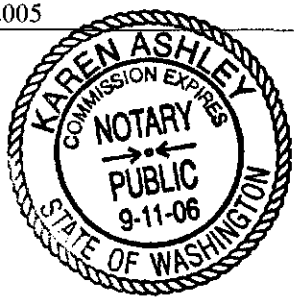
APR 29 2005

Amount Paid \$ 4450.00
By

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thomas J. Richardson** the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his he free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 27, 2005



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