

When Recorded Return to:
DEAN J. ERIKSEN
SUSAN D. ERIKSEN
6009 35th Avenue NW
Seattle WA 98107



200505030124
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: AE10530 MM

STATUTORY WARRANTY DEED

IC34024 ✓

THE GRANTOR JEROME H. MUDGE AND VERA C. MUDGE, husband and wife

for and in consideration of **Four Hundred Thousand and 00/100...(\$400,000.00)**
DOLLARS

in hand paid, conveys and warrants to **DEAN J. ERIKSEN and SUSAN D. ERIKSEN, husband and wife**

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

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

2147

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Tax Account No. : 3952-000-011-0009 P67394

MAY 03 2005

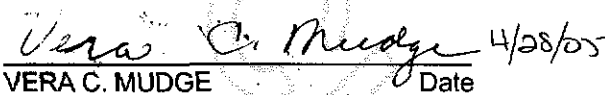
Subject to: Restrictions, reservations and easements of record. By

Amount Paid \$ 7120.00
Skagit Co. Treasurer
Deputy

^{28th}
Dated: April 24, 2005


JEROME H. MUDGE

^{4/28/05}
Date



VERA C. MUDGE

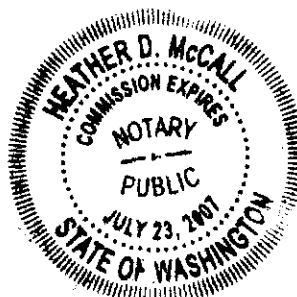
^{4/28/05}
Date

STATE OF WASHINGTON
COUNTY OF ~~Skagit~~ Snohomish

I certify that I know or have satisfactory evidence that JEROME H. MUDGE and VERA C. MUDGE 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: April 28th 2005


Notary Public in and for the State of Washington
Residing at Mill Creek
My appointment expires: 7/23/07



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10530 MM

PARCEL A:

Lot 11, ASSESSOR'S PLAT OF HENRY W. MC FADDEN ESTATE, according to the plat thereof recorded in Volume 8 of Plats, page 87, records of Skagit County, Washington;

EXCEPT the North 100 feet thereof.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress and egress for roadway purposes across a strip of land 40 feet in width, being 20 feet on each side of the following described centerline:

Beginning a point on the South line of Government Lot 7, Section 2, Township 34 North, Range 1 East of the Willamette Meridian, which point bears North 88°15' West a distance of 796.74 feet from the Southeast corner of said Government Lot 7;
thence North 9°21' West a distance of 407.63 feet, more or less, to the South line of the plat of Wildwood Lane, Re-Plat of Lots 4, 5, 6 and 7, ASSESSOR'S PLAT OF HENRY W. MC FADDEN ESTATE, according to the plat recorded in Volume 10 of Plats, pages 46 and 47, records of Skagit County, Washington, being the terminus point of said easement

Situated in Skagit County, Washington.



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