

AFTER RECORDING MAIL TO:  
Mr. Jon A. Powell  
309 W. State Street  
Sedro Woolley, WA 98284



200505090170  
Skagit County Auditor

5/9/2005 Page 1 of 1 3:25PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 115905-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Theresa A. Borrodell  
Grantee(s): Jon A. Powell  
Abbreviated Legal: Lot 13, Trowbridge Add. To SW.  
Assessor's Tax Parcel Number(s): 4175-000-013-0014, P77350

THE GRANTOR **THERESA A. BORRODELL**, an unmarried individual, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JON A. POWELL**, an unmarried man, as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington,

EXCEPT the North 5 feet thereof.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

SUBJECT TO: Paragraph A, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance NO. 115905-PE.

Dated May 5, 2005

Theresa A. Borrodell

2263  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

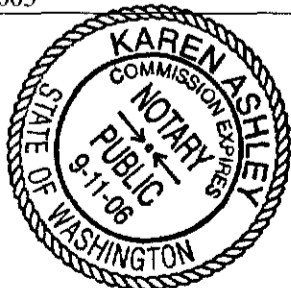
MAY 09 2005

Amount Paid \$ 4539.  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Theresa A. Borrodell** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 6, 2005



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