

AFTER RECORDING MAIL TO:
Mr. Eric Erb
26479 72nd Ave. NW
Stanwood, WA 98292



200505120118
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115651-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Elizabeth A. Mauden and Mark L. Mauden
Grantee(s): Eric M. Erb
Abbreviated Legal: Ptn NW 1/4 of SW 1/4, 17-34-4 E W.M. aka Lots A & B, SP MV-8-80
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340417-3-006-0005, P25986, 340417-3-006-0203, P25988

THE GRANTOR ELIZABETH A. MAUDEN and MARK L. MAUDEN, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric M. Erb, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Dated May 6, 2005

SUBJECT TO: Paragraphs A through H, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 115651-SE.

Elizabeth A. Mauden

Mark L. Mauden

2340
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 12 2005

Amount Paid \$ 17,800.00
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elizabeth A. Mauden and Mark L. Mauden the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 11, 2005

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



EXHIBIT A

PARCEL "A":

Tract "A", Short Plat No. MV-8-80, approved July 7, 1980, recorded July 8, 1980, under Auditor's File No. 8007080001 in Book 4 of Short Plats, pages 135 and 136, records of Skagit County, being a portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract "B", Short Plat No. MV-8-80, approved July 7, 1980, recorded July 8, 1980, under Auditor's File No. 8007080001 in Book 4 of Short Plats, pages 135 and 136, records of Skagit County, being a portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Easterly 23 feet of Tract "A" of said Short Plat No. MV-8-80 as delineated on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.



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