

AFTER RECORDING MAIL TO:

Erik D. Wermus
819 11th Street #A
Bellingham, WA 98225

200505250074
Skagit County Auditor
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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84504

Statutory Warranty Deed

Grantor(s): Scott A. Ruark and Lauren J. Ruark
Grantee(s): Erik D. Wermus
Assessor's Tax Parcel Number(s): 3813-009-024-0004, P58836

FIRST AMERICAN TITLE CO.

A84504-1

THE GRANTOR Scott A. Ruark and Lauren J. Ruark, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erik D. Wermus, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 22, less the South 10 feet, and all of Lots 23 and 24, Block 9, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES", according to the plat thereof, recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington;

TOGETHER WITH that portion of the East ½ of vacated alley in said block abutting upon said lots; and that portion of the vacated West 10 feet of "R" Avenue abutting upon said lots, which upon vacation reverted to said premises by operation of law.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: May 9, 2005

Scott A. Ruark
Scott A. Ruark

Lauren J. Ruark
Lauren J. Ruark

STATE OF Georgia }
COUNTY OF Henry } SS:

I certify that I know or have satisfactory evidence that Scott A. Ruark and Lauren J. Ruark, 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.

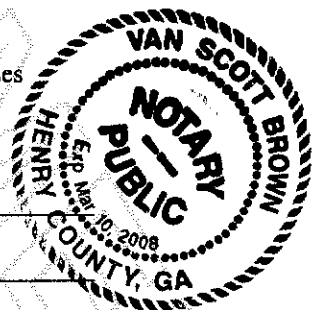
Date: 5/10/05

Van Scott Brown

SKAGIT COUNTY WASHINGTON Notary Public in and for the State of Georgia
REAL ESTATE EXCISE TAX Residing at 902 Hwy 81 East
My appointment expires: March 10, 2008

MAY 25 2005

Amount Paid \$ 3990.76
By bp Skagit Co. Treasurer Deputy



A. Reservation contained in Ordinance No. 1249 of the City of Anacortes, wherein the City of Anacortes reserves for itself forever the right to go upon said alley for purposes of excavation for sewer, water pipe, electric light and power wires and poles, and to lay sewer pipe, electric light and power conduits, telephone wire conduits and maintain, repair, renew, and replace the same and perform any and all work in connection therewith approximate for the welfare of the public, which Ordinance was recorded April 11, 1969 under Auditor's File No. 725299.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 17, 2005
Auditor's No.: 200502170001
Affects: Property adjacent to the South

3M2 JTR



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