

AFTER RECORDING MAIL TO:

Richard L. Hill
Valerie J. Hill
12240 Chinook Drive
Burlington, WA 98233



200505270018
Skagit County Auditor

5/27/2005 Page 1 of 1 9:09AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116282-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Janice M. Hanson
Grantee(s): Richard L. Hill and Valerie J. Hill
Abbreviated Legal: Lot 2, Kingsgate Div. 1
Assessor's Tax Parcel Number(s): 4204-000-002-0004, P78112

THE GRANTOR JANICE M. HANSON, 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 RICHARD L. HILL and VALERIE J. HILL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "PLAT OF KINGSGATE DIV. NO. 1," as per plat recorded in Volume 10 of Plats, page 41, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 5 in Section 6, Township 34 North, Range 4 East, W.M., lying Easterly of a line drawn South 0°13' East from the Northwest corner of Tract 2, "PLAT OF KINGSGATE DIV. NO. 1", as per plat recorded in Volume 10 of Plats, page 41, records of Skagit County, Washington, and Northerly of the Westerly projection of the South line of said Tract 2.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Paragraphs A through D, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 116282-PE.

Dated May 23, 2005

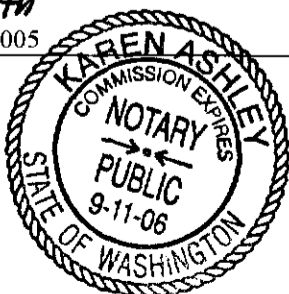
Janice M. Hanson

2644
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAY 27 2005
Amount Paid \$ 3471.00
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Janice M. Hanson** 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 25, 2005



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