

AFTER RECORDING MAIL TO:
Darrin Sepulveda
512 Alexander St.
Sedro Woolley, WA 98284



200505270292
Skagit County Auditor

5/27/2005 Page 1 of 1 4:05PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01461-05

Statutory Warranty Deed

Grantor(s): Matthew David Ryan and Tammy Renee Ryan
Grantee(s): Darrin P. Sepulveda and Ashley R. Jonas
Abbreviated Legal:
Portion Lots 17 - 18, Block 27 "Town of Sedro"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4149-027-018-0000 (P111537)

FIRST AMERICAN TITLE CO.

84704-1

THE GRANTOR Matthew David Ryan and Tammy Renee Ryan, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Darrin P. Sepulveda, a Single Person, Ashley R. Jonas, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 18; TOGETHER WITH that portion of Lot 17 lying within 60.00 feet of the West line of Lot 18; Block 27, "Plat of the Town of Sedro", according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Dated 5/27/05
Matthew David Ryan
Matthew David Ryan

Tammy Renee Ryan
Tammy Renee Ryan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
21096
MAY 27 2005

Amount Paid \$ 2225.00
By [Signature] Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Matthew David Ryan and Tammy Renee Ryan** is/are the person(s) 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.

Dated: 5/27/05
Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005