

**AFTER RECORDING MAIL TO:**

Mr. David Brown  
16861 Donnelly Road  
Mount Vernon, WA 98273

200505310231  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 116248-SE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

**Grantor(s):** Phillip R. Ferguson and Patricia J. Ferguson

**Grantee(s):** David S. Brown

**Abbreviated Legal:** a ptn. of SE ¼ of the NE ¼, 14-34-3 E W.M.

**Additional legal(s) on page:** 2

**Assessor's Tax Parcel Number(s):** 340314-0-012-0007, p21851

**THE GRANTOR PHILLIP R. FERGUSON and PATRICIA J. FERGUSON**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David S. Brown**, 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**

*DS*  
Subject To: Paragraphs A and B, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 116248-PE

Dated May 25, 2005

*Phillip R. Ferguson*  
Phillip R. Ferguson

*Patricia J. Ferguson*  
Patricia J. Ferguson

#2727  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

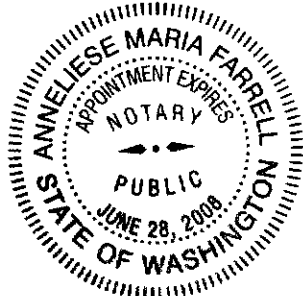
MAY 31 2005

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3542.20  
By *[Signature]* Skagit Co. Treasurer / Deputy

I certify that I know or have satisfactory evidence that **Phillip R. Ferguson and Patricia J. Ferguson** 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: 5-27-05



*Anneliese Maria Farrell*  
Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Conner  
My appointment expires: 6/28/08

## EXHIBIT A

That portion of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 569.06 feet East and 20 feet North of the Southwest corner of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

thence East along the North line of the county road, 59.88 feet;

thence North, parallel to the West line of said subdivision, 311.25 feet, more or less, to the North line of said South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of said subdivision;

thence West along said North line 59.88 feet;

thence South 311.36 feet, more or less, to the point of beginning;

Situate in the County of Skagit, State of Washington.



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