

AFTER RECORDING MAIL TO:

Larry B. Dent
2304 42nd Place
Anacortes, WA 98221



200506010052
Skagit County Auditor

6/1/2005 Page 1 of 2 11:46AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84747

Statutory Warranty Deed

Grantor(s): Leo Fred West and Valerie L. Stafford
Grantee(s): Larry B. Dent
Assessor's Tax Parcel Number(s): 3809-108-005-0000, P100059

FIRST AMERICAN TITLE CO.
A-84747-1

THE GRANTOR Valerie L. Stafford and Leo Fred West, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Larry Dent, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

The Westerly 70 feet of the Easterly 164.93 feet of Block 1108, as measured along the Northerly line thereof, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, (being known as Lot 17 of Survey recorded in Volume 11 of Surveys, pages 168 and 169, under Auditor's File No. 9109090003, records of Skagit County, Washington.)

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

Dated: May 20, 2005

Leo Fred West

Valerie L. Stafford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2758

JUN 01 2005

STATE OF Washington)
COUNTY OF Anacortes) SS:

Amount Paid \$ 5340.00
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Leo Fred West and Valerie L. Stafford, 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: 5-27-05



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: June 12, 1991
Recorded: July 23, 1991
Auditor's No.: 9107230058
Purpose: Underground electric system
Area Affected: The North 10 feet of said premises

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 27, 1992
Recorded: April 8, 1992
Auditor's No.: 9204080067
Executed By: Wilmoor Development Corporation, a Washington corporation



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