

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kevin W. Davies
1500 E. College Way, Suite A, PMB 546
Mount Vernon, WA 98273



200506230098

Skagit County Auditor

6/23/2005 Page

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116296-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Lillian P. Avery

Grantee(s): Kevin W. Davies and Jann B. Davies

Abbreviated Legal: Lot 4, SP 99-0031 in 19-36-4 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): ~~360419-0-013-0400~~; 360419-0-013-0400, P118653

THE GRANTOR LILLIAN P. AVERY, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEVIN W. DAVIES and JANN B. DAVIES, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 116296-PE.

Dated June 16, 2005

Lillian P. Avery
Lillian P. Avery

3221
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2005

Amount Paid \$2,225.00
Skagit Co. Treasurer
By PC Deputy

STATE OF Washington }
COUNTY OF Kitsap } SS:

I certify that I know or have satisfactory evidence that Lillian P. Avery
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: June 22, 2005

Phyllis B. Slater

Notary Public in and for the State of Washington

Comm Exp 7-20-05

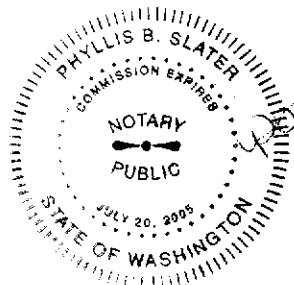


EXHIBIT A

Lot 4, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2000, under Auditor's File No. 200111200077, and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat.

ALSO TOGETHER WITH that certain 30 foot wide easement for ingress, egress and utilities over Lot 2 of said Short Plat, as shown on the face thereof.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 116296-PE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.



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