

AFTER RECORDING MAIL TO:
Mr. Jason M. Franks
312 N. 17th Street
Mount Vernon, WA 98273-3445



200506240002
Skagit County Auditor

6/24/2005 Page 1 of 1 9:01AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116594-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jerry Hammer
Grantee(s): Jason M. Franks
Abbreviated Legal: Lot 13, Presentin Ranch
Assessor's Tax Parcel Number(s): 4930-000-013-0000 P121847

THE GRANTOR JERRY HAMMER, a married man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JASON M. FRANKS, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "PLAT OF PRESENTIN RANCH," recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

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. 116594-PE.

Dated June 17, 2005

Jerry Hammer
Jerry Hammer

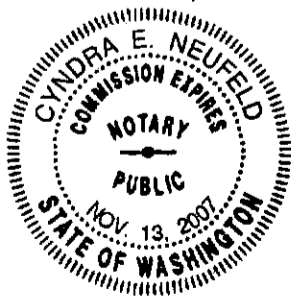
3241
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 24 2005
Amount Paid \$ 878.43
Skagit Co. Treasurer
By DL Deputy

STATE OF Washington }
COUNTY OF Skagit Whatcom } SS:

I certify that I know or have satisfactory evidence that **Jerry Hammer** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 17, 2007



Cyndra E. Neufeld
Carrie Huffer Cyndra E. Neufeld
Notary Public in and for the State of Washington
Residing at Burlington Sumas
My appointment expires: 12/31/2007 Nov. 17, 2007