

AFTER RECORDING MAIL TO:

John M. Hart
1034 E. Orange Avenue
Burlington, WA 98233



200506240007
Skagit County Auditor

6/24/2005 Page 1 of 2 9:03AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116749-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Gunnar Pedersen and Bruce Johnson
Grantee(s): John M. Hart and Margarita Hart
Abbreviated Legal: Lots 1 & 2, Blk 79, Burlington
Assessor's Tax Parcel Number(s): 4076-079-002-0003, P71844

THE GRANTOR GUNNAR PEDERSEN, a married man and BRUCE JOHNSON, a married man, each as their separate property and each as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN M. HART and MARGARITA N. HART, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1 And 2, Block 79, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

This sale includes a 1999 Palmharbor 68 X 28 Mobile Home VIN PH202876 Title Eliminated under Auditor's File No. 200412060139.

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. 116749-SE.

Dated June 20, 2005

Gunnar Pedersen

Judy A. Pedersen

STATE OF Washington }
COUNTY OF Skagit } SS:

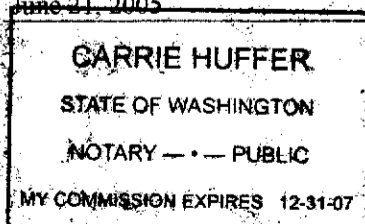
By
His attorney in fact

Bruce Johnson

By
Her attorney in fact
Shauna L. Johnson

I certify that I know or have satisfactory evidence that Gunnar Pedersen and Judy A. Pedersen 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: June 21, 2005



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence Brennan E. Johnson is
the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is Attorney in Fact
for Bruce Johnson and Shauna L. Johnson
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

June 21, 2005

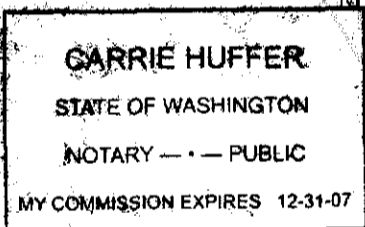
Carrie Huffer

Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2007



3239
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 24 2005

Amount Paid \$ 2,750.10
By Deputy
Skagit Co. Treasurer



200506240007
Skagit County Auditor