

200506300278
Skagit County Auditor
6/30/2005 Page 1 of 2 3:50PM

When Recorded Return to:
LESTER C. BOOKS
MARCIA BOOKS
28912 NE 6th Avenue
Ridgefield WA 98642

Chicago Title Company - Island Division
Order No: AE10572 MM

STATUTORY WARRANTY DEED

IC35537 ✓

THE GRANTOR DANIEL H. FOLKERS and BETH A. FOLKERS, husband and wife

for and in consideration of **Five Hundred Twenty-Five Thousand and 00/100...(\$525,000.00) DOLLARS**

in hand paid, conveys and warrants to **LESTER C. BOOKS and MARCIA BOOKS, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A WHICH IS HERETO ATTACHED.
Plan of Lot 4, Rancho San Juan Del mar Subdivision No. 2
Situated in Skagit County, Washington.

3455
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Tax Account No. : P68245; P68246; P68244; AND P107939

JUN 30 2005
Amount Paid \$ 9345.⁰⁰
By: *hp* Skagit County Treasurer Deputy

Subject to: Restrictions, reservations and easements of record.

Dated: June 24, 2005

[Signature]
DANIEL H. FOLKERS
6/24/05 Date

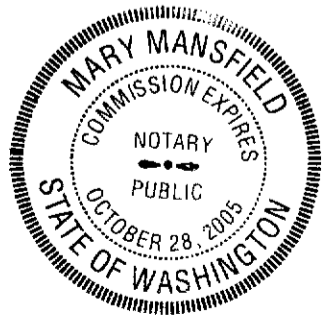
[Signature]
BETH A. FOLKERS
6/24/05 Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DANIEL H. FOLKERS and BETH A. FOLKERS the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 6-30-05

Mary Mansfield
Notary Public in and for the State of Washington
Residing at *Arwaits*
My appointment expires: 10-28-05



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10572 MM

That portion of Lot 4, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 2, according to the plat thereof recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington, lying East of the county road;

TOGETHER WITH Lots 2 and 3, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 2, according to the plat thereof recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington, EXCEPT the South 60 feet of said Lot 2;

AND TOGETHER WITH that portion of Tract C, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 2, according to the plat thereof recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract C;
thence North 0°14'05" East, along the East line of said Tract C, a distance of 345.00 feet;
thence South 87°50'36" West, a distance of 262.26 feet;
thence south 31°38'57" West, a distance of 393.68 feet to a point on the intersection on the Easterly margin of county road as shown on said plat and the North line of said Lot 4;
thence East along the North line of said Lot 4, a distance of 467.23 feet to the point of beginning.

Situated in Skagit County, Washington.



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