

AFTER RECORDING MAIL TO:
Ben Nielsen and Kyla Nielsen
16921 Dike Road
Mount Vernon, WA 98273



200508030077
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85329

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Richard A. Landshut and Penny McKinlock
Grantee(s): Ben Nielsen and Kyla Nielsen
Assessor's Tax Parcel Number(s): 3763-019-004-0007, P54584

85329-1

THE GRANTOR Richard A. Landshut, a single man and Penny McKinlock, a single woman, each single on May 14, 1998 at all times since for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Ben Nielsen and Kyla Nielsen~~ *Ben Nielsen and Kyla Nielsen* the following described real estate, situated in the County of Skagit, State of Washington.

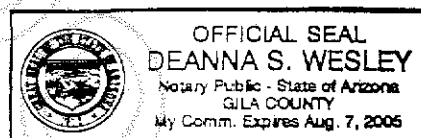
Lots 3 and 4, Block 19, "VERNON HEIGHTS ADDITION TO MT. VERNON, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

* Ben Nielsen and Kyla Nielsen, husband and wife
Subject to paragraph A of Schedule B-1 of First American Title Company's preliminary commitment no. 85329 attached hereto.

Dated: July 7, 2005

Richard A. Landshut
Richard A. Landshut

Penny McKinlock
Penny McKinlock



STATE OF Arizona
COUNTY OF Gila SS:

I certify that I know or have satisfactory evidence that Richard A. Landshut and Penny McKinlock, 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: 7-13-05

Deanna S. Wesley
Notary Public in and for the State of Arizona
Residing at Gila County
My appointment expires: Aug 7, 2005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4189
AUG 03 2005

Amount Paid \$ 4010.00
By [Signature] Skagit Co. Treasurer Deputy

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Ben Lambers
Dated:	June 22, 1938
Recorded:	July 8, 1938
Auditor's No.:	Volume 175, page 90
Purpose:	Sewer easement
Area Affected:	Over and across Lot 3



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