

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gary J. Armstrong
P.O. Box 1291
Burlington, WA 98233

200508300141
Skagit County Auditor
8/30/2005 Page 1 of 1 3:55PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116971-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Eric D. Jensen and Nora J. Jensen
Grantee(s): Gary Armstrong and Calina Armstrong
Abbreviated Legal: Lot 1, SP 97-034 in 11-35-4 E W.M.
Assessor's Tax Parcel Number(s): 350411-1-005-0005, P36173

THE GRANTOR Eric D. Jensen and Nora J. Jensen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary Armstrong and Calina Armstrong, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, including Tracts "A" and "B" of Short Plat No. 97-0034, approved October 22, 2004, recorded October 26, 2004, under Skagit County Auditor's File No. 200410260142; being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 35 North, Range 4 East, W.M.

TOGETHER WITH AND SUBJECT TO a 60 foot non-exclusive easement for ingress, egress and utilities as delineated on the face of said Short Plat.

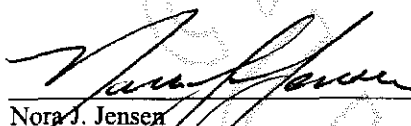
ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as granted by instrument recorded January 2, 2003, under Auditor's File No. 200301020112, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

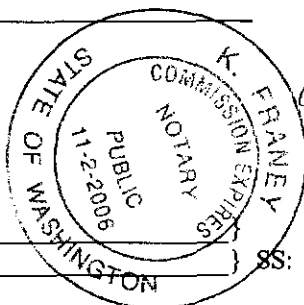
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 116971-PE.

Dated August 25, 2005


Eric D. Jensen


Nora J. Jensen


STATE OF Washington
COUNTY OF Skagit



SS:

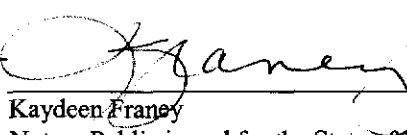
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4721
AUG 30 2005

Amount Paid \$ 2046.66
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Eric D. Jensen and Nora J. Jensen** 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: 8-26-05


Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006