

AFTER RECORDING MAIL TO:
Mr. and Mrs. Daniel R. Cox
23060 Prairie Road
Sedro-Woolley, WA 98284



200508310031
Skagit County Auditor

8/31/2005 Page 1 of 2 9:01AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 117049-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Investment Property Exchange Services, Inc. *Kendra J Smith*
Grantee(s): Daniel R. Cox and Erin R. Cox
Abbreviated Legal: ptn. SW 1/4 of NE 1/4 24-35-3 E W.M. aka ptn. Lot 2, SP 02-0639
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350324-0-014-0100, P120591

THE GRANTOR KENDRA JOY SMITH, a single woman, as her separate proerty, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, AND AS PART OF AN IRC SECTION 1031 TAX-DEFERRED EXCHANGE in hand paid, conveys and warrants to DANIEL R. COX and ERIN R. COX, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 117049-SE.

Dated *August 29, 2005* *DC EC*

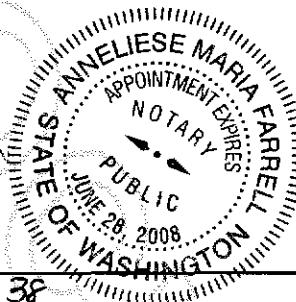
Kendra Joy Smith

Kendra Joy Smith

#4738

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2005



STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ *4886.38*
By *AS* Skagit Co. Treasurer Deputy

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

Dated: *8-29-05*

Anneliese Maria Farrell

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXHIBIT A

Lot 2 of Short Plat No. 02-0639, approved February 13, 2003 and recorded July 3, 2003, under Auditor's File No. 200307030141, records of Skagit County, Washington, all situate in Section 24, Township 35 North, Range 3 East, W.M.,

EXCEPT the South 86.50 feet thereof.

TOGETHER WITH an Easement twenty feet (20') in width for ingress, egress, utilities and drainage appurtenant to Lot 2 across the East twenty feet (20') of Lot one and the South 86.5 feet of the original Lot 2.
Situate in the County of Skagit, State of Washington.



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