

AFTER RECORDING MAIL TO:
Mr. and Mrs. Silvestre Duenez
22789 Bridgewater Road
Sedro Woolley, WA 98284

200509190268
Skagit County Auditor
9/19/2005 Page 1 of 6 3:28PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 117337-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Joyce A. Shuler, Rebecca Toler, Lorraine Fritsch, Debbie Showers, Karen Swanson,

Larry Shuler, Alan Kinzer and Craig Kinzer

Grantee(s): Silvestre Duenez and Joan E. Smithman

Abbreviated Legal: Ptn SE 1/4 NE 1/4, 2-35-4 E W.M. aka Lots 1 & 2 S/P #70-72

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350402-1-004-0304, P35621, 350402-1-004-0205, P35620

THE GRANTOR JOYCE A. SHULER, a single woman, as her separate property, as to an undivided 1/2 interest and as to a Life Estate; and REBECCA TOLER, LORRAINE FRITSCH, who acquired title as LORRAINE FRITCH, DEBBIE SHOWERS, KAREN SWANSON, LARRY SHULER, ALAN KINZER and CRAIG KINZER, each as his/her separate property, as to an undivided 1/14 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SILVESTRE DUENEZ and JOAN E. SMITHMAN, 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. 117337-PE.

Dated August 9, 2005

Joyce A. Shuler
Joyce A. Shuler
Lorraine Fritsch
Lorraine Fritsch
Karen Swanson
Karen Swanson
Alan Kinzer
Alan Kinzer

Rebecca Toler
Rebecca Toler
Debbie Showers
Debbie Showers
Larry Shuler
Larry Shuler
Craig Kinzer
Craig Kinzer

*TOGETHER WITH THAT CERTAIN 1985, KENTWOOD MOBILE HOME, 66/14, TPO +99220, VIN#KW12078 AND 1975, FLEETWOOD, MOBILE HOME, 70/14, TPO @45963, VIN#S1727.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#5167

SEP 19 2005

303102

Amount Paid \$
Skagit Co. Treasurer
By *RS* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

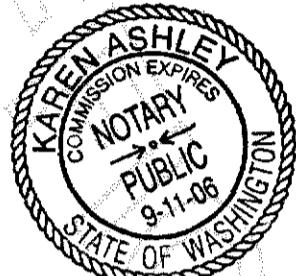
I certify that I know or have satisfactory evidence that Joyce A. Shuler, Lorraine Fritsch, Larry Shuler, Craig Kinzer

the person(s) 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.

Dated: Sept. 15, 2005

Karen Ashley

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

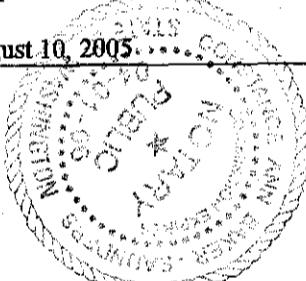


State of Washington }
County of KITSAP } SS:

I certify that I know or have satisfactory evidence that Debbie Showers
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: August 10, 2005

Debbie Showers
Notary Public in and for the State of Washington
Residing at BREMERTON
My appointment expires: 4-01-2006

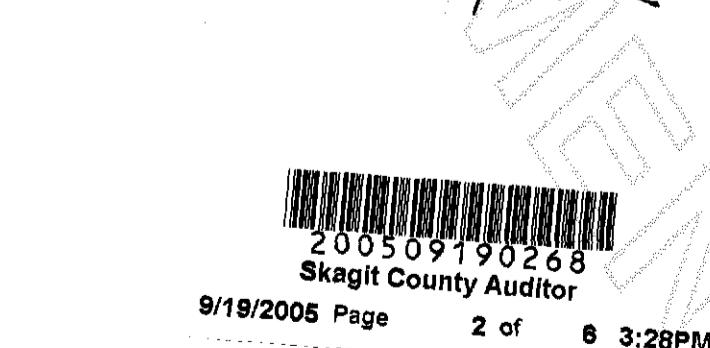


STATE OF Washington }
COUNTY OF Kitsap } SS:

I certify that I know or have satisfactory evidence that Karen Swanson
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: August 15 2005

Karen Swanson
Notary Public in and for the State of Washington
Residing at Port Orchard
My appointment expires: 5/1/2009



Notary acknowledgment
To be attached to Statutory Warranty Deed
Order No. 117337-PE

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Karen Swanson
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: August 15th, 2005

Karen Ashley

Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/06



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Signature page and notary acknowledgment
To be attached to Statutory Warranty Deed
Order No. 117337-PE

Rebecca Toler
Rebecca Toler

State of Washington }
County of FERRY } SS:

I certify that I know or have satisfactory evidence that Rebecca Toler
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: September 13, 2005

Douglas R. Lefler
Notary Public in and for the State of Washington
Residing at: CYRUS, FERRY
My appointment expires: 08 19 2009



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State of Washington }
County of _____ } SS:

I certify that I know or have satisfactory evidence that Rebecca Toler
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: August 21, 2005

Rebecca Y Toler
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Oregon }
COUNTY OF CLACKAM } SS:

I certify that I know or have satisfactory evidence that Alan Kinzer
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: August 17 2005

Scott L. Field
Notary Public in and for the State of Oregon
Residing at Covey Cr 87013
My appointment expires: OCT 24, 2007



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Skagit County Auditor

EXHIBIT A

That portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 2, from which the Northeast corner of said Section 2 bears North $3^{\circ}52'00''$ East;
thence North $88^{\circ}19'00''$ West, along the South line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, 1,287.55 feet to the Southwest corner of said subdivision and the true point of beginning;
thence North $2^{\circ}53'54''$ East, along the West line of said subdivision, 330.01 feet;
thence South $88^{\circ}19'00''$ East, parallel with said South line of said subdivision, 80.00 feet;
thence South $2^{\circ}53'54''$ West, parallel with said West line of said subdivision, 330.01 feet to said South line of said subdivision;
thence North $88^{\circ}19'00''$ West, along said South line, 80.00 feet to the true point of beginning,

EXCEPT County road along the South line thereof.

(Also known as Tract 1 of Short Plat No. 70-72, approved February 21, 1973.)

ALSO, that portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 2 from which the Northeast corner of said Section 2 bears North $3^{\circ}52'00''$ East;
thence North $88^{\circ}19'00''$ West, along the South line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, 1,287.55 feet to the Southwest corner of said subdivision;
thence South $88^{\circ}19'00''$ East, along said South line, 80.00 feet to the true point of beginning;
thence North $2^{\circ}53'54''$ East, parallel with the West line of said subdivision, 330.01 feet;
thence South $88^{\circ}19'00''$ East, parallel with said South line of said subdivision, 80.00 feet;
thence South $2^{\circ}53'54''$ West, parallel with said West line of said subdivision, 330.01 feet to said South line of said subdivision;
thence North $88^{\circ}19'00''$ West, along said South line, 80.00 feet to the true point of beginning,

EXCEPT County road along the South line thereof.

(Also known as Tract 2 of Short Plat No. 70-72, approved February 21, 1973.)

Situate in the County of Skagit, State of Washington.



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