

AFTER RECORDING MAIL TO:

Mr. Valentin Leal
1708 S 30th St
Mount Vernon, WA 98274



200509210096
Skagit County Auditor

9/21/2005 Page 1 of 1 3:47PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 117919-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Margaret A Cobb
Grantee(s): Valentin Leal
Abbreviated Legal: Lot 33, Little Mountain Add. #2
Assessor's Tax Parcel Number(s): P103005, 4601-000-033-0002

THE GRANTOR MARGARET A. COBB, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to VALENTIN LEAL, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 33, "LITTLE MOUNTAIN ADDITION NO. 2," as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, 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. 117919-SE.

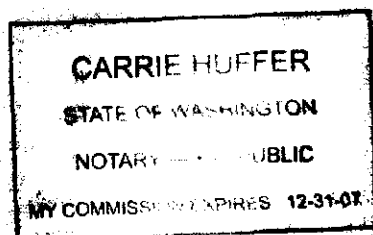
Dated September 15, 2005



Margaret A Cobb


STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Margaret A Cobb**
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: Sept. 19, 2005




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

5222
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
SEP 21 2005
Amount Paid \$ 4,455.00
By:  Deputy