

After Filing Return To:
Richard A. Klobucher
Davis Wright Tremaine LLP
777 108th Avenue NE, Suite 2300
Bellevue, Washington 98004-5149



200509290113
Skagit County Auditor

9/29/2005 Page 1 of 3 12:02PM

STATUTORY WARRANTY DEED

Grantors:

1. Baker, Joel W., Jr., a married person, as joint tenant with right of survivorship
2. Ritz, Kathleen F., a married person, as joint tenant with right of survivorship

Grantees:

1. Baker, Joel W., Jr., as his community property
2. Ritz, Kathleen F., as her community property

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

Lot 5, "Country Club Addition No. 5," according to the plat thereof recorded in Volume 11 of Plats, Pages 32 and 33, records of Skagit County, Washington.

Additional legal description is on page 2 of document

Assessor's Property Tax Parcel Account Number:

P79332
4333-000-005-0005

5411
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 29 2005

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy
4p

STATUTORY WARRANTY DEED

Kathleen F. Ritz and Joel W. Baker, Jr., as joint tenants with rights of survivorship, the Grantors, who acquired title as single persons but who are now married to each other, in order to sever the joint tenancy and confirm that the property is to be held as their community property, convey and warrant to Kathleen F. Ritz and Joel W. Baker, Jr., husband and wife, as their community property, the Grantees, the real estate legally described on Exhibit A attached hereto and incorporated herein by this reference, situated in Skagit County, Washington.

Subject to taxes not yet due and payable, easements, reservations, restrictions, covenants, encumbrances and all other matters of record, and excluding any representation or warranty as to encroachments or matters of location, boundary and area that an accurate survey may disclose.

Dated this 19 day of September, 2005.

Kathleen Ritz
Kathleen F. Ritz

J. Baker
Joel W. Baker, Jr.

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On this 19th day of September 2005, before me, a Notary Public in and for the State of Washington, personally appeared KATHLEEN F. RITZ and JOEL W. BAKER, JR., personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument and acknowledged it to be their free and voluntary acts and deeds for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Elizabeth G. Torgerson
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley
My appointment expires 9-10-07
Print Name Elizabeth G. Torgerson



EXHIBIT A

LEGAL DESCRIPTION

That certain real property located in Skagit County, Washington and legally described as follows:

Lot 5, "Country Club Addition No. 5," according to the plat thereof recorded in Volume 11 of Plats, Pages 32 and 33, records of Skagit County, Washington.

