AFTER RECORDING MAIL TO:
Mr. and Mrs. Partick Walen
15745 State Route 9
Mount Vernon, WA 98274

200510110152
Skagit County Auditor
10/11/2005 Page 1 of 3 3:54PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86096

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B86096-2

Grantor(s): Guy B. Dicks and Carolyn Dicks
Grantee(s): Patrick Walen and Nancy Walen
Assessor's Tax Parcel Number(s): 340423-4-003-0107, P27690

THE GRANTOR Guy B. Dicks and Carolyn Dicks, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Patrick Walen and Nancy Walen, husband and wife** the following described real estate, situated in the County of **Skagit**, State of Washington.

That portion of the following described tract lying Easterly of the Easterly line of the State Highway:

That portion of the Southeast ¼ of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 923 feet North of the Southwest corner of said Southeast ¼; thence North 800.5 feet, more or less, to a point 889 feet South of the Northwest corner of said subdivision (said point being the Southwest corner of a tract conveyed to Charles Stewart May 8, 1945, by deed recorded under Auditor's File No. 380539; thence East 1780 feet, more or less, to the Westerly line of the Northern Pacific Railway Company right-of-way; thence Southeasterly along said right-of-way to a point 927 feet North (measured at right angles) of the South line of Section 23; thence West to the point of beginning.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: September 9, 2005

Guy B. Dicks by Carolyn Dicks as attorney in fact
Guy B. Dicks

Carolyn Dicks
Carolyn Dicks

STATE OF Washington }
COUNTY OF Skagit } SS:

See Attached Notary acknowledgement

I certify that I know or have satisfactory evidence that ~~Guy B. Dicks and~~ Carolyn Dicks, the persons 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.

Date: 9-30-05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
5684
OCT 11 2005
Amount Paid $ 4051.83
Skagit Co. Treasurer
By

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07

LPB-10

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of:	Skagit Valley Telephone Company under Franchise No. 2424
Recorded:	August 7, 1968
Auditor's No.:	716719
For:	Not disclosed
Affects:	As constructed

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.:	200105220107
Document Title:	Protected Critical Area Site Plan
Auditor's File No.:	200106190128
Document Title:	Low Flow Mitigation Summary
Auditor's File No.:	200201140187
Document Title:	Title Notification
Regarding:	Development activities on or adjacent to designated Natural Resource Lands

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington, residing at _____

My appointment expires _____

STATE OF WASHINGTON, } ss.
County of Skagit

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 30th day of September ~~19~~ 2005, before me personally appeared Carolyn Dicks to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Guy B. Dicks and acknowledged that She signed and sealed the same as her free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

KATIE E. HOROK
COMMISSION EXPIRES
NOTARY
PUBLIC
1-7-2007
STATE OF WASHINGTON

Notary Public in and for the State of Washington, residing at Mt Vernon

My appointment expires 1-7-07

This jurat is page _____ of _____ and is attached to _____ dated _____.

UNOFFICIAL DOCUMENT