

AFTER RECORDING MAIL TO:

Mr. and Mrs. Gary Kangas
17490 State Route 9
Mount Vernon, WA 98274



200510140183

Skagit County Auditor

10/14/2005 Page 1 of 2 12:12PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 118477-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sidney A. Burklund and Patricia H. Burklund

Grantee(s): Gary Kangas and Tome L. Kangas

Abbreviated Legal: ptn Blks 23, 24, 25, 26 & 27, Town of Mounthorne

Assessor's Tax Parcel Number(s): 4135-024-000-0000, P74622

THE GRANTOR SIDNEY A. BURKLUND and PATRICIA H. BURKLUND, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GARY KANGAS and TOME L. KANGAS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract "W" of that certain record of survey entitled "MONTBORNE HEIGHTS (Revised), recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law;

AND ALSO TOGETHER WITH a 25 foot non-exclusive easement for ingress, egress and utilities over and across Tracts "V" and "U" of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, as delineated on said Survey;

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, delineated as "Private Road Easement," affecting Tracts Q, R, S, T and U of said Survey;

AND ALSO TOGETHER WITH a 10 foot sewer and drainage easement over and across the Southeasterly portion of Tract "X" of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, as delineated on said Survey.

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. 118477-PE.

Dated October 11, 2005

Sidney A. Burklund

Patricia H. Burklund

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5743

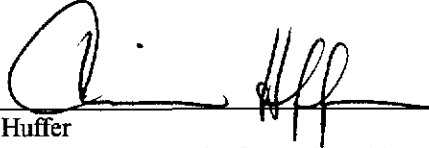
OCT 14 2005

Amount Paid \$ 2853⁰⁰
By Skagit Co. Treasurer
Deputy

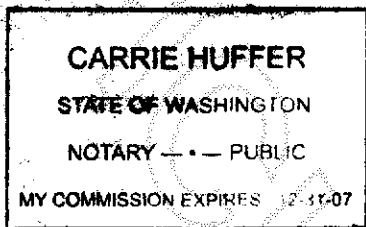
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Sidney A. Burklund and Patricia H. Burklund**
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: October 13, 2005



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



200510140183
Skagit County Auditor