

AFTER RECORDING MAIL TO:
Esteban A. Sanchez and Gudelia P. Sanchez
2205 20th Place
Anacortes, WA 98221



200510190172
Skagit County Auditor
10/19/2005 Page 1 of 3 3:32PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86170

FIRST AMERICAN TITLE CO.
A 86170

Statutory Warranty Deed

Grantor(s): James Valenzuela and Mary Alice Valenzuela
Grantee(s): Esteban A. Sanchez and Gudelia P. Sanchez

Ptn. Lots 9 through 11, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH."

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P74380, 4128-017-900-0400

THE GRANTOR James Valenzuela and Mary Alice Valenzuela, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Esteban A. Sanchez and Gudelia P. Sanchez, 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 the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated October 17, 2005

James Valenzuela

Mary Alice Valenzuela

5858
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 19 2005

STATE OF Washington }
COUNTY OF Skagit } SS:-

Amount Paid \$ 5523.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that James Valenzuela and Mary Alice Valenzuela, 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: 10-17-05

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

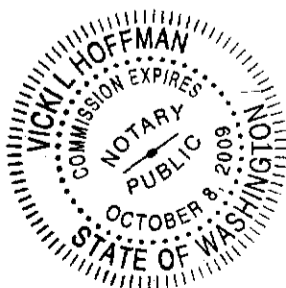


EXHIBIT A

PARCEL "A":

That portion of Lots 9 through 11, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, Pages 109, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 9; thence Westerly along the South line of Washington Avenue to a point which is 126.81 feet West of the point of beginning; thence Southwesterly parallel with the West line of Maple Avenue a distance of 85.55 feet; thence Southeasterly parallel with the centerline of Talbot Street a distance of 110.00 feet, more or less, to the Northwesterly line of Maple Street at a point 148.69 feet Southwesterly of the point of beginning as measured along the Northwesterly line of Maple Street; thence Northeasterly a distance of 148.69 feet to the point of beginning.

PARCEL "B":

An easement for the use of the existing parking stalls over that portion of Lots 9 through 11, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, described as follows:

Beginning at a point on the Northwesterly line of Maple Avenue a distance of 148.69 feet Southwesterly from the most Easterly corner of Lot 9; thence Southwesterly along said Northwesterly line of Maple Avenue a distance of 29.00 feet; thence Northwesterly parallel with the centerline of Talbot Street a distance of 46.50 feet; thence Northeasterly, parallel with the Northwesterly line of Maple Avenue a distance of 29.00 feet; thence Southeasterly a distance of 46.50 feet, more or less, to the point of beginning.



EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Joseph E. Sanford and Delores R. Sanford,
husband and wife
Recorded: July 16, 1984
Auditor's No.: 8407160070
As Follows:

It is agreed that there shall be a covenant running with this property being deeded, that previous platting of this property be considered erased and that this property be considered a single Lot, the ownership of which shall not be further subdivided without complying first with the Subdivision Ordinance of the Town of La Conner.



200510190172
Skagit County Auditor