

AFTER RECORDING MAIL TO:
Ryan Zimmerman
304 Northern Ave.
Sedro Woolley, WA 98284



200511140367
Skagit County Auditor

11/14/2005 Page 1 of 2 3:51PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01565-05

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

118873P

Grantor(s): Shane M. Parker and Christina A. Parker
Grantee(s): Ryan J. Zimmerman
Abbreviated Legal:
A ptn of Lots 3-6, Blk 1, Junction Replat.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4165-001-006-0112 (P76542)

THE GRANTOR Shane M. Parker and Christina A. Parker, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan J. Zimmerman, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

The East 30 feet of the West 60 feet of Lots 3,4,5 and 6, Block 1, "Replat of the Junction Addition to Sedro", as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 11-10-05
Shane M. Parker
Shane M. Parker

Christina A. Parker
Christina A. Parker
0378
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 14 2005

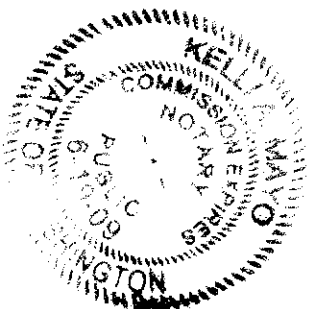
State of Washington }
County of Skagit } SS: Amount Paid \$ 2657.20
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Shane M. Parker and Christina A. Parker

is/are the person(s) 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.

Dated: 11/10/05

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005



EXCEPTIONS:

EXHIBIT "A"

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between:	Rose Mabe
And:	Etta Stiles
Dated:	January 2, 1958
Recorded:	March 5, 1958
Auditor's No.:	532544
Regarding:	The use of the sewer lateral