

AFTER RECORDING MAIL TO:  
Ms. Janice A. Flagan  
1519 East Section Street  
Mount Vernon, WA 98274



11/21/2005 Page 1 of 1 11:39AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 118928-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Michael Cox and Rebecca K. Cox  
Grantee(s): Janice A. Flagan  
Abbreviated Legal: ptn. Lots 37 & 38, Skagit Add.  
Assessor's Tax Parcel Number(s): 3756-000-038-0006, P54270

THE GRANTOR MICHAEL COX and REBECCA K. COX, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JANICE A. FLAGAN, a single woman, as her sole and separate property, the following described real estate, situated in the County of Skagit, State of Washington.

Tract 37, EXCEPT the West 10 feet thereof and the West 43.28 feet of Tract 38, "SKAGIT ADDITION TO MOUNT VERNON," as per plat recorded in Volume 5 of Plats, page 48, records of Skagit County, Washington.

Situate in the City of Mount Vernon, 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. 118928-SE.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 16502  
NOV 21 2005

Dated November 14, 2005

Michael Cox

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

Rebecca K. Cox

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Cox and Rebecca K. Cox  
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: 11-16-05

Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Conner  
My appointment expires: 6/28/08