

AFTER RECORDING RETURN TO:

Closing USA, LLC
ATTN: Recording Dept.
250 Mile Crossing Blvd., Suite #4
Rochester, NY 14624



200512050131

Skagit County Auditor

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Prepared By:

Home Loan Center, Inc. DBA LendingTree Loans

Martino Centi

Closing USA, LLC

250 Mile Crossing Blvd., Suite 4

Rochester, NY 14624

As agent for: Home Loan Center, Inc.

After Recording Mail To:

Betty L. Thurmond
810 Cook Road
Sedro Woolley, Washington 98284

118866-P

LAND TITLE OF SKAGIT COUNTY

COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be Recorded: WARRANTY DEED

Grantor: Betty L. Thurmond, as Successor Trustee of the Wally & Betty Thurmond Family Trust, dated August 7, 1995

Grantor's Mailing Address: 810 Cook Road, Sedro Woolley, Washington 98284

Grantee: Betty L. Thurmond, an unmarried woman

Grantees Mailing Address: 810 Cook Road, Sedro Woolley, Washington 98284

Legal Description (abbreviated): Lot 1, City of Sedro-Woolley short Plat No. . .

Assessor's Property Tax Parcel Account Number(s): 350423-1-005-0019

Prior Recorded Doc. Ref.: Deed: Recorded _____, BK _____, PG _____,
Doc. No. _____

Prepared By:

AFTER RECORDING RETURN TO:

Agency Partners USA
ATTN: Recording Department
250 Mile Crossing Suite 4
Rochester, NY 14624

CLD 5006 2254
Sedro Woolley, Washington 98284

Mail Tax Statements To:

Betty L. Thurmond
810 Cook Road
Sedro Woolley, Washington 98284

Assessor's Parcel Number: 350423-1-005-0019

WARRANTY DEED

TITLE OF DOCUMENT

**Betty L. Thurmond, as Successor Trustee of the Wally & Betty Thurmond Family Trust,
dated August 7, 1995, the GRANTOR,**

Whose current address is 810 Cook Road, Sedro Woolley, Washington 98284

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and warrants to

Betty L. Thurmond, an unmarried woman, the GRANTEE,

Whose current address is 810 Cook Road, Sedro Woolley, Washington 98284

THE FOLLOWING described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 810 Cook Road, Sedro Woolley, Washington 98284

Prior Recorded Doc. Ref.: Deed: Recorded _____, BK _____, PG _____,
Doc. No. _____

Every deed in substance in the above form, when otherwise duly executed, shall be deemed and held a conveyance in fee simple to the grantee, his heirs and assigns, with covenants on the part of the grantor: (1) That at the time of the making and deliver of such deed he was lawfully seized of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same were then free from all encumbrances; and (3) that he warrants to the grantee, his heirs and assigns, the quiet and peaceable possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same, and such covenants shall be obligatory upon any grantor, his heirs and personal representatives, as fully and with like effect as if written at full length in such deed.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6741

DEC 05 2005

Amount Paid \$
By Skagit Co. Treasurer
Deputy



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When the context requires, singular nouns and pronouns, include the plural.

Dated 11/08/05, 2005

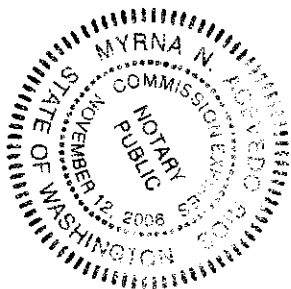
Betty L. Thurmond
Betty L. Thurmond, Successor Trustee

STATE OF Washington
COUNTY OF Skagit ss

On this day personally appeared before me **Betty L. Thurmond, Successor Trustee** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
8 day of November, A.D., 2005



Myrna N. Acunedo
NOTARY PUBLIC

MY Commission Expires: Nov 12, 2006

Residing at: 2522 Old Hwy 99 #35
Mt Vernon WA 98273



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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 1, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-03-00, AS APPROVED JULY 19, 2000 AND RECORDED JULY 26, 2000, UNDER AUDITOR'S FILE NO. 200007260102, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT PORTION OF LOT 2, SHORT PLAT NO. SW-03-00, APPROVED JULY 19, 2000 AND FILED UNDER AUDITOR'S FILE NO. 200007260102, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°27'02" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 124.78 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE SOUTH 88°02'06" EAST, A DISTANCE OF 70.06 FEET TO THE EAST LINE OF SAID LOT 2 AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



200512050131
Skagit County Auditor