

AFTER RECORDING MAIL TO:
Christopher and Brandi Douglas
228 S. Anacortes Street
Burlington, WA 98233



200512210095
Skagit County Auditor

12/21/2005 Page 1 of 1 11:39AM

Filed for Record at Request of
Escrow Professionals of Washington
Escrow Number: 3E-2789-LC

Statutory Warranty Deed

Grantor(s): Matthew Yeoman and Celia Yeoman
Grantee(s): Christopher Melvin Douglas and Brandi Douglas
Abbreviated Legal:
Lots 13 & 14, Blk 52, Burl.
Assessor's Tax Parcel Number(s): 4076-052-014-0006

FIRST AMERICAN TITLE CO.
86961-1

THE GRANTOR Matthew Yeoman and Celia Yeoman, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to Christopher Melvin Douglas

the following described real estate, situated in the County of Skagit, State of Washington.

Lots 13 and 14, Block 52, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington. Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO: Any Easements, conditions, covenants, restrictions and agreements of public record.

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Grantee's reasonable use of the Property; and reserved oil and/or mining rights. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

Dated December 13, 2005

Matthew W Yeoman
Matthew Yeoman

Celia Yeoman
Celia Yeoman

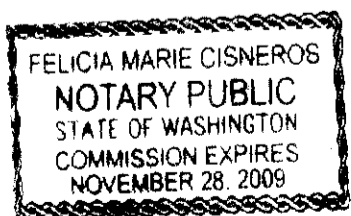
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
7042
DEC 21 2005
30R 40

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$
Skagit Co. Treasurer
By DR Deputy

I certify that I know or have satisfactory evidence that Matthew Yeoman and Celia Yeoman is/are 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: December 13, 2005



Felicia Marie Cisneros
Felicia Marie Cisneros
Notary Public in and for the State of Washington
Residing at Marysville
My appointment expires: 11/28/2009