

AFTER RECORDING MAIL TO:  
Jan Burns and Juanita Burns  
51423 Mac Court  
La Pine, OR 97739

200512280220  
Skagit County Auditor  
12/28/2005 Page 1 of 1 11:50AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 118774-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Victory Properties, L.L.C.  
Grantee(s): Jan Burns and Juanita Burns  
Abbreviated Legal: Lot 13, Avery Lane  
Assessor's Tax Parcel Number(s): 4731-000-013-0000, P114988

THE GRANTOR VICTORY PROPERTIES, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAN BURNS and JUANITA BURNS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "PLAT OF AVERY LANE," as per plat recorded in Volume 17 of Plats, pages 62 through 64, inclusive, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as shown on the face of the plat.

Situate in the 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. 118774-SE.

Dated 12.2.05

Victory Properties L.L.C.

By: Gael Rowland, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 7151  
DEC 28 2005

Amount Paid \$ 2123.20  
Skagit Co. Treasurer  
By: *Geraldine Rowland* Deputy

By: Geraldine Rowland, Manager

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gael Rowland and Geraldine Rowland are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and are The Managers of Victory Properties, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12.2.05



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