

AFTER RECORDING MAIL TO:
Ms. Erin McCormick
1000 State Route 9
Sedro Woolley, WA 98284



200512290025
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86312

Statutory Warranty Deed

Grantor(s): Brian R. Sweeney and Effie R. Sweeney
Grantee(s): Erin McCormick
Assessor's Tax Parcel Number(s): 4170-000-017-0403, P77002

FIRST AMERICAN TITLE CO.
B86312E-1

THE GRANTOR Brian R. Sweeney and Effie R. Sweeney, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erin McCormick, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

The North 135 feet of the East 122 feet of the following Tract "X":

Tract "X":

The East 315 feet 6 inches of the North 260 feet of Lot 17, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington; EXCEPT therefrom that portion deeded to the State of Washington by Deed recorded October 16, 1957, as Auditor's File No. 557278.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: December 13, 2005

Brian R. Sweeney

Effie R. Sweeney

7160
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2005

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 3120
By Deputy

I certify that I know or have satisfactory evidence that Brian R. Sweeney and Effie R. Sweeney, the persons 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.

Date: 12-15-05

Notary Public in and for the State of Washington

Residing at Mt Vernon
My appointment expires: 1-207



Order No: B86312

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 12, 1992
Auditor's No.: 9208120086
Affects: Adjacent property

Said matters include but are not limited to the following:

1. Mislocated fence and shed



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