

AFTER RECORDING MAIL TO:
Mr. Scott Babbitt
1615 Buck Way #15
Mount Vernon, WA 98273



200512300135
Skagit County Auditor

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 118833-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): John Hoffman and Patricia Hoffman
Grantee(s): Babbitt Properties, L.L.C.
Abbreviated Legal: a ptn of Gov. Lot 8, 18-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340418-0-087-0002, p26172

THE GRANTOR JOHN HOFFMAN and PATRICIA HOFFMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BABBITT PROPERTIES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

All that portion of Government Lot 8, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of a County road, known as Willow Lane, as granted under Auditor's File No. 415291, records of Skagit County, Washington, at a point 1,160 feet West and 185 feet South of the Northeast corner of said Government Lot 8, said point also being the Northwest corner of that certain tract previously conveyed to Clarence M. Allen and Virginia M. Allen, husband and wife, by deed recorded under Auditor's File No. 895061, records of Skagit County, Washington;
thence West along the South line of said road for 160 feet to the West line of Government Lot 8;
thence South along the West line thereof for 145 feet to the North line of that certain tract previously conveyed to Mack Johnson and Eunice Johnson, husband and wife, by deed recorded under Auditor's File No. 764597, records of Skagit County, Washington;
thence East along the North line of said Johnson tract and Easterly extension thereof to the Southwest corner of said Allen tract;
thence North along the West line of said Allen tract for 145 feet to the point of beginning;
EXCEPT the West 80 feet thereof;

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated December 22, 2005 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX ⁷²⁰⁷

John Hoffman DEC 30 2005 Patricia Hoffman
John Hoffman Amount Paid \$ 2853 Patricia Hoffman
By fp Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Hoffman and Patricia Hoffman 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 27, 2005
CARRIE HUFFER
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 12-31-07
Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007