

AFTER RECORDING MAIL TO:
Mr. and Mrs. James A. Engberg
320 S. Burlington Blvd.
Burlington, WA 98233

200601190103
Skagit County Auditor
1/19/2006 Page 1 of 3 1:20PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119470-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Miguel Limas Fernandez, Gloria E. Fernandez and Mary Fernandez
Grantee(s): James A. Engberg and Susan Engberg
Abbreviated Legal: Tr. 3, SP 34-82 in Tr. 73, Burl. Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3867-000-073-1907, P62799

THE GRANTOR GLORIA E. FERNANDEZ and MIGUEL LIMAS, who acquired title as Miguel Limas, husband and wife and MARY FERNANDEZ, a single person, in indeterminate interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES A. ENGBERG and SUSAN ENGBERG, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 119470-SE.

Dated December 29, 2005

Miguel Limas Gloria Fernandez POA
Miguel Limas Fernandez Gloria E. Fernandez
Mary Fernandez
Mary Fernandez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

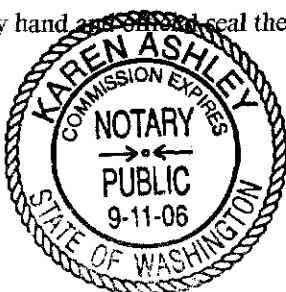
JAN 19 2006

Amount Paid \$ 2231.78
Skagit Co. Treasurer
By [Signature]

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 19th day of January, 2006 before me personally appeared
Gloria E. Fernandez, to me known to be the individual described in and
who executed the foregoing instrument for her self and as Attorney in Fact for
Miguel Limas and acknowledged that she signed and
sealed the same as her free and voluntary act and deed for her self and also as
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has
not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT A

Tract 3 of Short Plat No. 34-82, approved January 24, 1983, and recorded January 25, 1983, under Auditor's File No. 8301250001, in Volume 6 of Short Plats, page 44, records of Skagit County, Washington, being a portion of the West ½ of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

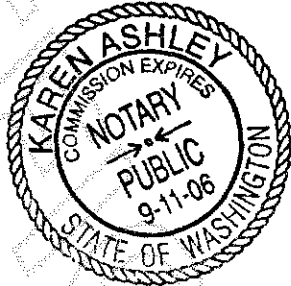
Situate in the County of Skagit, State of Washington.



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Mary Fernandez
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: January 19th 2006



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2006

