

AFTER RECORDING MAIL TO:

Gary L. Cook and Sherrie L. Cook
17105 Moore Road
Mount Vernon, WA 98273



200601310048

Skagit County Auditor

1/31/2006 Page

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2 11:19AM

Filed for Record at Request of:
First American Title Insurance Company



**First American Title
Insurance Company**

STATUTORY WARRANTY DEED

File No: **4222-753258 (DH)**

Date: **January 27, 2006**

Grantor(s): **James Barry Phillips and Sue Twohy Phillips**

Grantee(s): **Gary L. Cook and Sherrie L. Cook**

Abbreviated Legal: **Section 1, Township 33, Range 3: Ptn. SW SW**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P15285**

FIRST AMERICAN TITLE CO.

87265-1

THE GRANTOR(S) James Barry Phillips and Sue Twohy Phillips, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Gary L. Cook and Sherrie L. Cook, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.


**** WHO AQUIRED TITLE AS SUE TOUHY PHILLIPS**

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 33 North, Range 3 East W.M., Described as follows:

Beginning at a point on the North Line of the V.D. Moore County Road which point is 454 feet East of the West Line of Said Subdivision; thence East along said North line of the V.D. Moore County Road, a distance of 224 feet; thence North 194.5 feet; thence West 224 feet; thence South 194.5 feet to the point of beginning.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


James Barry Phillips


Sue Twohy Phillips

READ, ACCEPTED, & APPROVED
 

APN: P15285

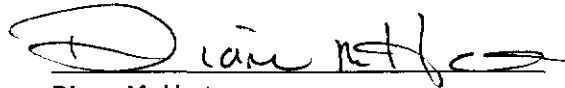
Statutory Warranty Deed
- continued

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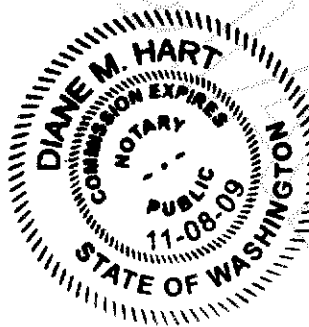
STATE OF Washington)
)-ss
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that **James Barry Phillips and Sue Twohy Phillips**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-27-06




Diane M. Hart
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 11-8-09



#459
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 31 2006

Amount Paid \$ 5629.80
Skagit Co. Treasurer
By  Deputy



200601310048
Skagit County Auditor

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