

AFTER RECORDING MAIL TO:

Mr. and Mrs. Rex Hensrude

26923 Hehn Rd.
Sedro Woolley, WA 98284



200602210110
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86573

Statutory Warranty Deed

Grantor(s): Johanna Mulder

Grantee(s): Rex Hensrude and Susan Hensrude

Assessor's Tax Parcel Number(s): 3966-002-032-0012, P68000, 3966-002-032-0103, P68001, 3966-002-020-0008, P67987

FIRST AMERICAN TITLE CO.

84573E-1

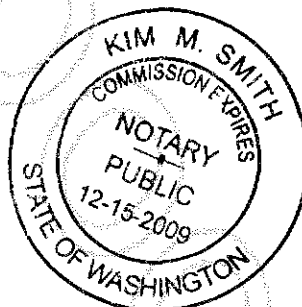
THE GRANTOR Johanna Mulder, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Rex Hensrude and Susan Hensrude, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 29 and 32, and the East 1/2 of Lots 17 and 20, ALL in Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 AND 2 (SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST) SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

Subject to Paragraphs A & B of Schedule B-1 of First American Title Company's preliminary commitment no. 86573 attached hereto.

Dated: February 15, 2006

Johanna Mulder
Johanna Mulder



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Johanna Mulder, the persons 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.

Date: Feb 17, 06

Kim M. Smith

791
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/09

FEB 21 2006

Amount Paid \$ 7036.00
By [Signature] Skagit Co. Treasurer
Deputy

Order No: 86573

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Bechtel Corporation
Recorded:	September 9, 1965
Auditor's No.:	671990
Purpose:	Pipe Line
Area Affected:	A 40 foot strip of land across the subject property

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From:	Mulder Farm
Recorded:	June 6, 1989
Auditor's No.:	8906060003
As Follows:	Variance to allow the construction of a 68 foot by 88 foot barn