

AFTER RECORDING MAIL TO:
Concepcion S. Velasquez
24772 Hoehn Road
Sedro Woolley, WA 98284



200603240217
Skagit County Auditor

3/24/2006 Page 1 of 2 4:03PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B87456

Statutory Warranty Deed

Grantor(s): Jon L. Baumgardner
Grantee(s): Concepcion S. Velasquez
Assessor's Tax Parcel Number(s): P39781, 350519-0-164-0013

FIRST AMERICAN TITLE CO.
B87456E-1

THE GRANTOR Jon L. Baumgardner, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Concepcion S. Velasquez, an unmarried woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot B of Short Plat No. 13-87, as approved June 4, 1987, and recorded June 8, 1987, in Volume 7 of Short Plats, page 179, under Auditor's File No. 8706080023, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 5 East, W.M..

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

Dated: March 9, 2006

Jon L. Baumgardner
Jon L. Baumgardner

1362
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 24 2006

Amount Paid \$ 3,031.00
Skagit Co. Treasurer
By *DC* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jon L. Baumgardner, 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: 3-23-06

Katie Elford

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07



Order No: B87456

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 13-87
Recorded: June 8, 1987
Auditor's No.: 8706080023

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water – Skagit County Public Utility District No. 1.
4. Sewer – Individual on-site sewage systems.



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