

AFTER RECORDING MAIL TO:  
Tony L. Taxdahl  
40403 Pioneer Lane  
Concrete, WA 98237

200603270173  
Skagit County Auditor  
3/27/2006 Page 1 of 1 11:45AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 120161-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Jason M Franks  
Grantee(s): Tony L. Taxdahl and Sophia L. Taxdahl  
Abbreviated Legal: Lot 13, Presentin Ranch  
Assessor's Tax Parcel Number(s): 4839-000-013-0000, P121847

THE GRANTOR JASON M. FRANKS, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tony L. Taxdahl and Sophia L. Taxdahl, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "PLAT OF PRESENTIN RANCH," recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress, and utilities as delineated on the face of said plat.

Situate in the County of Skagit, State of Washington.

Subject to: P.U.D. No. 1 of Skagit County, L.U.D. Assessment #27.


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. 120161-SE.

Dated March 23, 2006

  
Jason M Franks

# 1374  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 27 2006


Amount Paid \$ 1037.40  
By  Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Dated: March 27, 2006

CARRIE HUFFER  
STATE OF WASHINGTON  
NOTARY - - - PUBLIC  
MY COMMISSION EXPIRES 12-31-07

  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007