

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jesse F. Berger
2111 1st Avenue West
Seattle, WA 98119



200604240162
Skagit County Auditor

4/24/2006 Page 1 of 2 3:52PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 120848-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Willmar J. Smith and Audrey Fay Smith
Grantee(s): Jesse F. Berger and Carol L. Edward
Abbreviated Legal: a ptn of GL 1, 3-34-9 E W.M., and a ptn of Sw ¼ SE ¼, GL 10, 34-35-9 E W.M.
Assessor's Tax Parcel Number(s): 350934-0-016-0002, P44969, 350934-0-012-0006, P44965, 340903-1-001-0005, P30867, 350934-0-015-0003, P44968, 340903-0-001-0007, P30858, 350934-4-002-0000, P45000, 350934-4-001-0001, P44999

THE GRANTOR WILLMAR J. SMITH and AUDREY FAY SMITH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JESSE F. BERGER and CAROL L. EDWARD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

The South ½ of Government Lot 12, Section 34, Township 35 North, Range 9 East, W.M.

ALSO that portion of the Southwest ¼ of the Southeast ¼ of Section 34, Township 35 North, Range 9 East, W.M., lying Northerly of the County road right of way commonly known as the Sauk Valley Road,

EXCEPT that portion of said subdivision lying within the North 933.04 feet of the West 466.07 feet thereof.

ALSO, that portion of Government Lot 1, Section 3, Township 34 North, Range 9 East, W.M., lying Northeasterly of the County Road right of way commonly known as the Sauk Valley Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 466.07 feet of the North 933.04 feet of the Southwest ¼ of the Southeast ¼ of Section 34, Township 35 North, Range 9 East, W.M.,

EXCEPT that portion lying Southerly of the Sauk Valley County Road.

ALSO Government Lot 10, Section 34, Township 35 North, Range 9 East, W.M.,

EXCEPT road;

ALSO EXCEPT that portion of said premises lying within the present bed of the Skagit River;

ALSO EXCEPT that portion conveyed to School District No. 34 by Deed dated August 7, 1893, filed August 30, 1893, under Auditor's File No. 17312, and recorded in Volume 28 of Deeds, page 228,

ALSO EXCEPT that portion conveyed to School District No. 79, by Deed dated May 12, 1910, filed May 31, 1910, under Auditor's File No. 79649, and recorded in Volume 81 of Deeds, page 129.

Situate in the County of Skagit, State of Washington.

WJS

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. 120848-SE.

Dated April 12, 2006

Willmar J. Smith
Willmar J. Smith

Audrey Fay Smith
Audrey Fay Smith

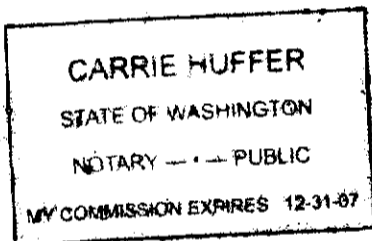
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Willmar J. Smith and Audrey Fay Smith** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 24, 2006

Carrie Huffer

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



1923
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
APR 24 2006
Amount Paid \$ 17983.00
By [Signature] Skagit Co. Treasurer
Deputy



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Skagit County Auditor