

When recorded return to:

637 Vernon Avenue  
Burlington, WA 98233

Recorded at the request of:

First American Title

File Number: B87831



200605020098

Skagit County Auditor

5/2/2006 Page

1 of

1 2:07PM

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B87831E-1

THE GRANTORS George R. Garcia and Betty A. Garcia, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan Balser, Sr., a married man as \* the following described real estate, situated in the County of Skagit, State of Washington \* his separate estate.

Abbreviated Legal:

Lots 18, 19 and 20, Block 54, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH."

Tax Parcel Number(s): **P71668, 4076-054-020-0004**

Lots 18, 19 and 20, Block 54, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any.

Dated 4/25/06

George R. Garcia  
George R. Garcia

Betty A. Garcia  
Betty A. Garcia

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 02 2006

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

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George R. Garcia and Betty A. Garcia, 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: 4-26-06

Linda N. Remick

Notary Public in and for the State of Washington  
Residing at Spawald  
My appointment expires: 6-8-08

