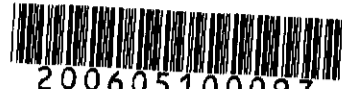


When recorded return to:

Mr. and Mrs. Tim Lamphiear
426 N. Anacortes St
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number: B87901



200605100097
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Hazel I. Sell, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tim Lamphiear and Jodi Lamphiear, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 7 and 8, Block 13, "AMENDED PLAT OF BURLINGTON."

Tax Parcel Number(s): P71354, 4076-013-008-0006

FIRST AMERICAN TITLE CO.
B 87901E-1

Lots 7 and 8, Block 13, "AMENDED PLAT OF BURLINGTON", as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the vacated portion of Magnolia Avenue described as follows:

The Southerly 10 feet of Magnolia Avenue 104 feet Easterly from Anacortes Avenue adjacent to Block 13, "AMENDED PLAT OF BURLINGTON".

Dated May 2, 2006

Hazel I Sell
Hazel I. Sell

2244
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2006

Amount Paid \$ 3,476.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Hazel I. Sell, 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: 5-8-06

Sandra D. Olsen



Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07

Schedule "B"

Section 2 - EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

PART ONE: (General Exceptions - Affect Owner's Standard Coverage and Mortgagee's Standard Coverage Only)

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record.
- B. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by inspection of the land or which may be asserted by persons in possession thereof.
- C. Easements, prescriptive rights, rights of way, streets, roads, alleys or highways not disclosed by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
- E. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- F. Any lien, or right to a lien, for services, labor or materials, or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

PART TWO: (Special Exceptions)

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
- 2. Lien of any real estate excise tax upon any sale of property, if unpaid.

As of the date herein, the excise tax rate for the subject property is .0178 plus a \$5.00 technology fee, according to the latest Public Notice issued by Skagit County.

NOTE: According to the latest memo from the Skagit County Treasurer's Office, there is now a \$5.00 processing fee plus a \$5.00 technology fee on each Real Estate Excise Tax Affidavit processed where there is no tax paid or where the tax would otherwise be less than \$5.00.

NOTE: Memos received from the Skagit County Treasurer's Office indicate that the Property I.D. Number and if the property is located within unincorporated Skagit County or within the City Limits of a City must be shown on the Excise Tax Affidavits.

The Property I.D. Number is: P71354
Said Property lies within: City of Burlington

Said Property I.D. Number should be inserted under the Tax Account Number



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Order No: B87901

3. GENERAL TAXES:

Year: 2006
Amount Billed: \$ 1,640.62
Amount Paid: \$ 820.31
Amount Due: \$ 820.31
Tax Account No.: 4076-013-008-0006 (P71354)

Said taxes will not become delinquent if paid on or before October 31st.

4. Municipal assessments, if any, levied by the City of Burlington.

This Company suggests that inquiry be made to the City of Burlington for current assessment status.

5. Matters dependent upon inspection of the premises have been cleared for ALTA Mortgagee's policy as of date set forth herein. ALTA Mortgagee's policy when issued will contain WLTA Standard Indorsement.

Date: April 24, 2006

NOTE #1.: The forthcoming policy to issue will include Address Indorsement No. 116.

Property Address: 426 N. Anacortes St
Burlington, WA 98233

NOTE # 2.: We find no pertinent matters of record against the name(s) of the proposed insured.

Said proposed insured is described as husband and wife in the application for title insurance.

NOTE #3.: In accordance with the Document Standardization Requirements becoming effective January 1, 1997, the Company recommends the following abbreviated legal description be used when the full legal description does not appear on the first page OR when a standardization cover sheet is required for recording:

Lots 7 and 8, Block 13, "AMENDED PLAT OF BURLINGTON."

NOTE #4.: The Closer's attention is hereby called to "Schedule B, Section 1 - Requirements" for requirements which must be completed prior to issuance of a policy of title insurance.

Enclosures

Map
Documents of Record

LNF / kms

Cc: Century 21 North Homes Realty - Burlington, WA
Attn: Sharon Stokes
Cc: Wells Fargo Bank, N.A. - Mount Vernon, WA
Attn: Michelle Spasojevich
Cc: Brown & McMillen Real Estate - Burlington, WA
Attn: Tim Reichert



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