

When Recorded Return to:
JOHN BENDTSEN
LAURA BENDTSEN
11017 Gundersen Lane
Burlington WA 98233



200606270175
Skagit County Auditor

6/27/2006 Page 1 of 2 11:38AM

Chicago Title Company - Island Division
Order No: BE10795 CLW
IC39247

STATUTORY WARRANTY DEED

THE GRANTOR MICHAEL E.H. DEMPSEY, an unmarried man for and in consideration of One Hundred Forty-Nine Thousand and 00/100...(\$149,000.00) DOLLARS in hand paid, conveys and warrants to JOHN BENDTSEN and LAURA BENDTSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

At per Exhibit "A" attached hereto and made a part hereof.

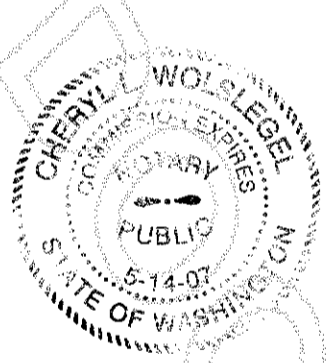
Lot 13, SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY

Tax Account No. : 4019-000-013-0006 P69730

Subject to: Restrictions, reservations and easements of record.

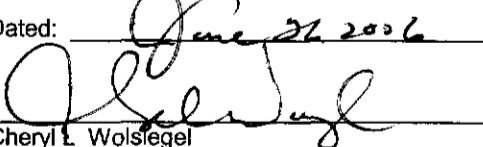
Dated: June 13, 2006


MICHAEL E.H. DEMPSEY




STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MICHAEL E.H. DEMPSEY the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: June 27, 2006

Cheryl L. Wolslegel
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07

3213
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2006

Amount Paid \$ 2657.20
By  Skagit Co. Treasurer
Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

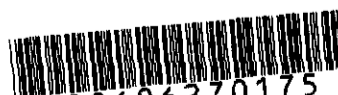
Order No: BE10795 CLW

Lot 13, SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington.

EXCEPT the following described tract:

Beginning at the Northeast corner of said Lot 13;
thence South $63^{\circ}15'45''$ West along the Northerly line of said Lot 13 to a point that is 30 feet West of and measured at right angles to the East line of said Lot 13;
thence South parallel with and 30 feet West of the East of said Lot 13 to the Northerly line of Galbreath Road as shown on said Plat of Sparr's Replat;
thence Easterly along the Northerly line of Galbreath Road to the East line of said Lot 13;
thence North $00^{\circ}46'$ West along the East line of Lot 13, a distance of 103.36 feet to the point of beginning.

Situated in Skagit County, Washington.



200606270175
Skagit County Auditor

6/27/2006 Page

2 of

2 11:38AM