

When Recorded Return to:
JAMES McCANN
JUDIE McCANN
1083 Peterson Rd.
Burlington WA 98233



200608010045
Skagit County Auditor

8/1/2006 Page 1 of 2 11:37AM

Chicago Title Company - Island Division
Order No: BE10910 MJJ Title Order No: IC39740

STATUTORY WARRANTY DEED

THE GRANTOR JOSEPH R. FOX, a single man

for and in consideration of **Two Hundred Twenty Thousand and 00/100...(\$220,000.00)**
DOLLARS in hand paid, conveys and warrants to

JAMES MCCANN and JUDIE MCCANN, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 1, CITY OF BURLINGTON SHORT PLAT NO. SS-1-06, approved April 4, 2006, recorded April 4, 2006, under Auditor's File No. 200604040098, records of Skagit County, Washington; and being a portion of Tract 47, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

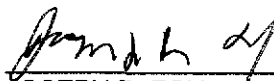
An easement for ingress, egress and utilities, as delineated on the face of the CITY OF BURLINGTON SHORT PLAT NO. SS-1-06, approved April 4, 2006, recorded April 4, 2006, under Auditor's File No. 200604040098, records of Skagit County, Washington; and being a portion of Tract 47, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 3867-000-047-1000/P115705


Subject to: Restrictions, reservations and easements of record.

Dated: July 31, 2006


JOSEPH R. FOX

3922
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2006

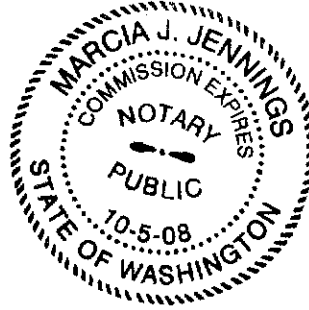
Amount Paid \$ 3921.00
By  Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

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

Dated: July 31, 2006

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



200608010045
Skagit County Auditor