

When recorded return to:

Mr. Robert Greenway
P.O. Box 383
Friday Harbor, WA 98250



200608030117
Skagit County Auditor

8/3/2006 Page 1 of 1 3:40PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 122270-PE

Grantor: **Letitia Flynt**
Grantee: **Magnum Investments, Inc.**
LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR LETITIA FLYNT, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MAGNUM INVESTMENTS, INC.**, a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 19, Blk. E, Cape Horn on the Skagit

Lot 19, Block E, "CAPE HORN ON THE SKAGIT," as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): **3868-005-019-0011, P63049**

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. 122270-PW.

Dated August 3, 2006

Letitia Flynt
Letitia Flynt

3993
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

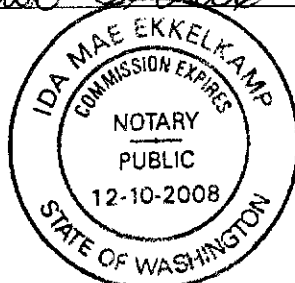
AUG 03 2006

Amount Paid \$ 895⁰⁰
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Letitia Flynt**
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: August 3, 2006



Ida Mae Ekkelkamp
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/08