

When recorded return to:

Mr. and Mrs. Loren Kooy
22447 Grip Road
Sedro-Woolley, WA 98284



200608030120
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121911-PE

Grantor: Michael Flowers and Joyce Flowers
Grantee: Loren B. Kooy and Martina J. Kooy

Statutory Warranty Deed

THE GRANTOR MICHAEL FLOWERS and JOYCE FLOWERS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Loren B. Kooy and Martina J. Kooy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: ptn. SW ¼ of NW ¼ 1-35-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350401-2-002-0206, P35509

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. 121911-PW.

Tax Parcel Number(s): 350401-2-002-0206, P35509

Dated July 13, 2006

Michael Flowers
Michael Flowers

Joyce Flowers
Joyce Flowers # 3991
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2006

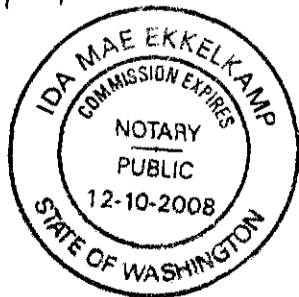
Amount Paid \$ 3422.00
Skagit Co. Treasurer: [Signature]
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 7/19/06

Ida Mae Ekkelkamp



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

EXHIBIT A

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the North $\frac{1}{16}$ corner between Sections 1 and 2 of Township 35 North, Range 4 East, W.M.;
thence South along said Section line 200 feet in distance to the true point of beginning;
thence continuing South along same section line 200 feet in distance;
thence East 200 feet in distance;
thence North 200 feet in distance;
thence West 200 feet in distance to point of beginning consisting of one acre, more or less, EXCEPT the West 20 feet for County road right of way.

TOGETHER WITH that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence Southerly along the West line thereof 400 feet to the Southwest corner of a tract of land conveyed to Rodney B. Hayes, by Deed recorded under Auditor's File No. 824163, said point being the true point of beginning;
thence East 200 feet to the Southeast corner of said Hayes Tract;
thence Southerly parallel to the West line of said subdivision 50 feet;
thence West parallel to the South line of said Hayes Tract 200 feet to the West line of said subdivision;
thence Northerly along said West line 50 feet to the point of beginning,

EXCEPT the West 20 feet for County road right of way.

Situate in the County of Skagit, State of Washington.



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