

When recorded return to:

Mr. Michael C. Hammer
2931 East Fir Street
Mount Vernon, WA 98273

200609010102
Skagit County Auditor
9/1/2006 Page 1 of 1 11:45AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 122418-SE

Grantor: Charles E. Ash, II and Lisa M. Ash
Grantee: Michael C. Hammer

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CHARLES E. ASH, II and LISA M. ASH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL C. HAMMER, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE ¼ SW ¼, 16-34-4 E W.M., aka Lot 3, SP #LU-04-074


Lot 3 of Short Plat No. LU-04-074, recorded May 4, 2005, under Auditor's File No. 200505040101, records of Skagit County, Washington and being a portion of the Southeast ¼ of the Southwest ¼, Section 16, Township 34 North, Range 4 East, W.M.


Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340416-0-030-0300, P122983

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. 122418-SE.

Dated August 28, 2006


Charles E. Ash, II


Lisa M. Ash

4539
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

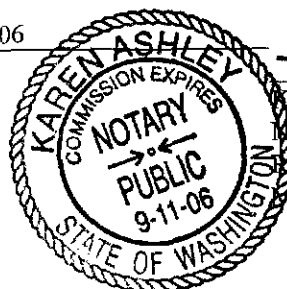
SEP 1 2006

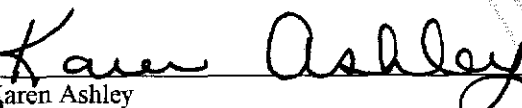
Amount Paid \$ 3476.00
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles E. Ash, II and Lisa M. Ash 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: August 28, 2006




Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006