

When recorded return to:

Mr. and Mrs. Shawn Ross
1502 Blackberry Drive
Mount Vernon, WA 98273

200609200112
Skagit County Auditor
9/20/2006 Page 1 of 1 11:48AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 122290-PE

Grantor: Angela Marie Smith, Timothy W. Krause and Kimberly M. Krause
Grantee: Shawn Gordon Ross and Katie Ross

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ANGELA MARIE SMITH, a single person, as her separate property, and TIMOTHY W. KRAUSE and KIMBERLY M. KRAUSE, husband and wife, as to undeterminate undivided interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shawn Gordon Ross and Katie Ross, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1, Blackberry Meadows

Lot 1, "PLAT OF BLACKBERRY MEADOWS," as per plat recorded in Volume 16 of Plats, pages 147 and 148, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4686-000-001-0000, P110824

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. 122290-PE.

Dated August 24, 2006

Angela Marie Smith
Angela Marie Smith

Timothy W. Krause
Timothy W. Krause

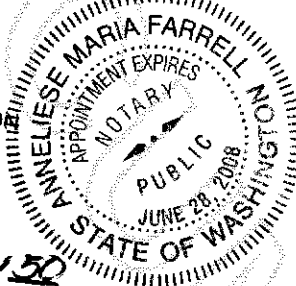
Kimberly M. Krause
Kimberly M. Krause

4880
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2006

Amount Paid to
Skagit Co. Treasurer
By SS 4054.50

STATE OF Washington
COUNTY OF Skagit



I certify that I know or have satisfactory evidence that **Angela Marie Smith, Timothy W. Krause and Kimberly M. Krause**

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: 9/19/06

Anneliese Maria Farrell
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/2008