

When Recorded Return to:  
NANCY J SPARKS  
TAMARA SPARKS  
1107 - 38th St.  
Anacortes WA 98221



200612210109  
Skagit County Auditor  
12/21/2006 Page 1 of 1 3:17PM

Chicago Title Company - Island Division  
Order No: AE11749 MM Title Order No: IC40921 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR **EPIC PROPERTIES, LLC**

for and in consideration of **Three Hundred Nine Thousand and 00/100...(\$309,000.00) DOLLARS**

in hand paid, conveys and warrants to **NANCY J SPARKS and TAMARA SPARKS, both single women**

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 10, "T and P ADDITION TO THE CITY OF ANACORTES", according to the plate thereof recorded in Volume 11 of Plats, page 62, records of Skagit County, Washington;

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4354-000-010-0002 P79745

Subject to: Restrictions, reservations and easements of record.

Dated: December 13, 2006

EPIC PROPERTIES, LLC

*Travis D. Crabb* Member 12-18-06  
Travis D. Crabb Date

#6434  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
DEC 21 2006  
5505 20  
Account Paid to  
Skagit Co. Treasurer  
By *[Signature]* Dep.

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TRAVIS D. CRABB, is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing member of Epic Properties, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 18, 2006

*Mary Anne Meyer*  
Notary Public in and for the State of Washington  
Residing at *Sedro-Woolley*  
My appointment expires: *3-5-09*  
**MARY ANNE MEYER**

