



200702210122
Skagit County Auditor

2/21/2007 Page 1 of 2 3:37PM

WHEN RECORDED RETURN TO:
Land Title Company
P. O. Box 445
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

124021-SE

DOCUMENT TITLE(S):
Statutory Warranty Deed (Fulfillment)

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:
Real Estate Contract No. 200403300162

GRANTOR:
H & M Video Services, Inc.

GRANTEE:
Kamran Mortezaee

ABBREVIATED LEGAL DESCRIPTION:
Ptn Lot 1 & 2, Blk. 2, Alger

TAX PARCEL NUMBER(S):
4042-002-002-0006, P70368

AFTER RECORDING MAIL TO
Land Title Company
P. O. Box 445
Burlington, WA 98233

Field for Record at Request of
Land Title Company of Skagit
Escrow Number: 124021-SE

**Statutory Warranty Deed
(FULFILLMENT)**

THE GRANTOR H & M VIDEO SERVICES, INC. for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT-AUDITOR'S FILE NO. 200403300162 in hand paid, conveys and warrants to KAMRAN MORTEZABE, also shown on record as Kamron Mortezaee, a single person, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Pta Lot 1 & 2, Blk. 2, Alger

Tax Parcel Number(s): 4042-002-002-0006, P70368

Lots 1 and 2, Block 2, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington,

EXCEPT the South 35 feet of said Lot 2,

AND EXCEPT that portion thereof conveyed to the State of Washington by deed dated December 7, 1932, recorded January 18, 1933, in Volume 162 of Deeds, page 136.

Situate in the County of Skagit, State of Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 26, 2004, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on March 30, 2004, for \$1,912.50, receipt No. 1472.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Fulfillment
FEB 21 2007

Dated December 18, 2006

David Minnitti

David Minnitti, President of H & M Video Services, Inc.

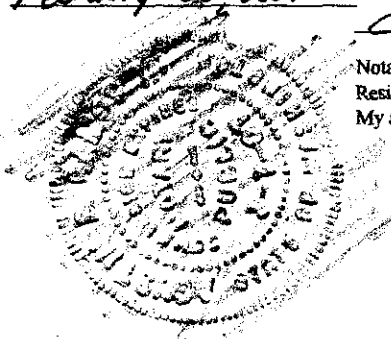
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF _____ }
County of _____ } SS:

I certify that I know or have satisfactory evidence David Minnitti is _____ the person who appeared before me, and said person acknowledged that He signed this instrument, on oath stated He is authorized to execute the instrument and is President of H & M Video Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 20, 2007

[Signature]
Notary Public in and for the State of WA
Residing at Seattle
My appointment expires: March 7, 2009



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