

When Recorded Return to:
CHRISTOPHER W. HARDY
2311 - 31st St.
Anacortes WA 98221

200703300271
Skagit County Auditor

3/30/2007 Page 1 of 1 3:46PM

Chicago Title Company - Island Division
Order No: AE11887 MM Title Order No: IC41916

STATUTORY WARRANTY DEED

THE GRANTOR RUBY KNUDSEN, a single woman, as her separate estate

for and in consideration of **One Hundred Ten Thousand Five Hundred Sixty-Three and 31/100...(\$110,563.31) DOLLARS**

in hand paid, conveys and warrants to **CHRISTOPHER W. HARDY, a single man, as his separate estate**

the following described real estate, situated in the County of Skagit, State of Washington:

Grantor's one-half interest in the following:

The East half of Lot 3, all of Lots 4 and 5, Block 10, KELLOGG & FORD'S ADDITION TO ANACORTES, according to the Plat thereof recorded in Volume 1 of Plats, Page 41, records of Skagit County, Washington.

(being known as Lot 3, Block 10, of Survey recorded in Volume 2 of Surveys, Page 90, under Auditor's File No. 877715).

Situated in Skagit County, Washington

SUBJECT TO Deeds of Trust recorded under auditor's file no.s 200309200226 and 200512160126, which grantee herein will assume and pay.

Tax Parcel Number(s): P57741

Subject to: Restrictions, reservations and easements of record.

Dated: March 23, 2007

Ruby L Knuudsen 3-30-07
RUBY L KNUDSEN Date

1485
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2007

Amount Paid \$ 1373.02
Skagit Co. Treasurer, Deputy
By ME

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RUBY L KNUDSEN (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/30/07

Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 6/1/04