



200705300059
Skagit County Auditor

5/30/2007 Page 1 of 2 11:47AM

When recorded return to:

Joan Flanagan
1881 Petrig Court
Tracey, CA 95376

Recorded at the request of:
First American Title
File Number: A91188

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A91188E-1

THE GRANTOR Robert G. Laatz and Helen A. Laatz, as Trustees of the Robert G. Laatz Family Trust, dated May 11, 1999 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joan Flanagan, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 4 and 7, and all of Lots 5 and 6, Block 1203, "NORTHERN PACIFIC ADDITION TO ANACORTES" (aka Parcel "B" of Survey recorded under Auditor's File No. 8903140033)

Tax Parcel Number(s): P101856, 3809-203-007-0100

The West 20 feet of Lot 4, all of Lots 5 and 6, and the East 20 feet of Lot 7, Block 1203, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

(Also known as Parcel "B" of Survey recorded March 14, 1989, in Volume 8 of Surveys, page 144, under Auditor's File No. 8903140033, records of Skagit County, Washington).

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated May 15, 2007

Robert G. Laatz Family Trust dated May 11, 1999

Robert G. Laatz
By: Robert G. Laatz, Trustee

Helen A. Laatz
By: Helen A. Laatz, Trustee

2526
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

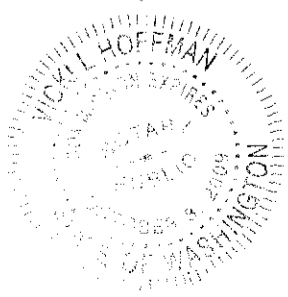
MAY 30 2007

Amount Paid \$ 4722.00
Skagit Co. Treasurer
By MAN Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Robert G. Laatz and Helen A. Laatz signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustees of The Robert G. Laatz Family Trust dated May 11, 1999 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5-23-07



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: March 14, 1989
Auditor's No.: 8903140033
Affects: Lots 1- 10, Block 1203



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