



200710050040

Skagit County Auditor

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When recorded return to:

Chrystal M. Lee
1105 Curtis Street
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: B92714

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B92714E-1

THE GRANTOR 1019-1105 Curtis Street, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chrystal M. Lee, an unmarried woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 24, Township 35, Range 4; Ptn. SW SW

Tax Parcel Number(s): P37388, 350424-0-043-0006

The West 70.50 feet of the South 111.55 feet of the following described "Tract X":

Tract "X":

The East 1/2 of the South 1/5 of the North 1/2, and the East 1/2 of the North 1/5 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., less a strip of land 10 feet wide off the West side reserved for street purposes.

SUBJECT TO: covenants, conditions, restrictions and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated OCTOBER 4, 2007

1019-1105 Curtis Street, LLC

Wilma Louia
By: Wilma Louia, Member

Susan L. Engberg
By: Susan L. Engberg, Member

By: James A. Engberg, Member

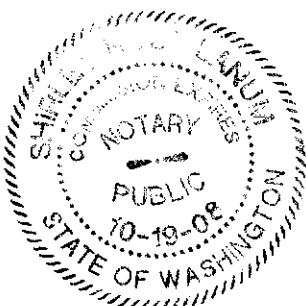
4714
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 05 2007

Amount Paid \$ 3031.00
By mm Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Wilma Louia and James A. Engberg and Susan L. Engberg is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Members of 1019-1105 Curtis Street, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-04-07Notary Public in and for the State of WashingtonResiding at BurlingtonMy appointment expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

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

Recorded: September 20, 2007
Auditor's No.: 200709200070

Said Survey was amended by document recorded September 24, 2007 as Auditor's File No. 200709240135.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: 1019-1105 Curtis Street, LLC
Recorded: October 1, 2007
Auditor's No.: 200710010175
For: "...for the purposes of drainage and utilities..."
Affects: South 20 feet of the subject property

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

Dated: September 24, 2007
Recorded: October 1, 2007
Auditor's No.: 200710010175
Executed By: Wilma Louia



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