AFTER RECORDING MAIL TO:

Terri J. Gunter
506 & 508 Hyatt Place
Sedro Wooley, WA 98284

200710100091
Skagit County Auditor
10/10/2007 Page 1 of 2 3:18PM

Filed for Record at Request of:
First American Title Insurance Company

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GUARDIAN NORTHWEST TITLE CO.
92375-1

STATUTORY WARRANTY DEED

File No: **4261-1089766** Date: **September 13, 2007**

Grantor(s): **John Simmons and Lisa Simmons and Jeremy J. Ellis**
Grantee(s): **Terri J. Gunter**
Abbreviated Legal: **PTN LOT 6, BLOCK 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" (AKA TRACT B, SHORT PLAT NO. SW-01-96)**
Additional Legal on page: **1**
Assessor's Tax Parcel No(s): **4169-002-006-0200**

THE GRANTOR(S) Jeremy J. Ellis, an unmarried person and John Simmons and Lisa Simmons, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Terri J. Gunter, an unmarried woman**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LOT B OF SHORT PLAT NO. SW-01-96, APPROVED MAY 24, 1996, AND RECORDED MAY 28, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 103, UNDER AUDITOR'S FILE NO. 9605280001, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS 5 AND 6 OF "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND THROUGH TRACT "A" OF SHORT PLAT SW-06-95, APPROVED NOVEMBER 9, 1995, RECORDED IN VOLUME 12 OF SHORT PLATS AT PAGE 38, UNDER AUDITOR'S FILE NO. 9511140024.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

UNOFFICIAL DOCUMENT

John Simmons

Lisa Simmons

Jeremy J. Ellis

4786
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 10 2007

Amount Paid $ 5060.20
Skagit Co. Treasurer
By Deputy

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Jeremy J. Ellis**, 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: 9-14-07

Cindy Perry
Notary Public in and for the State of Wa
Residing at: Lyman
My appointment expires: July 5, 2009

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **John Simmons and Lisa Simmons**, 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: 9-14-07

Cindy Perry
Notary Public in and for the State of Wa
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