

When recorded return to:

Mr. and Mrs. Steve L. Broman, Mr. and Mrs. Vern Curtis
405 S. 7th Street
Mount Vernon, WA 98273



200712110068
Skagit County Auditor

12/11/2007 Page 1 of 3 3:30PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93337

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B93337E-1

THE GRANTORS Richard E. Lemmon, an unmarried man, as his separate estate, James Koetje, a married man, as his separate estate, Kenneth Dahlstedt and Florence M. Dahlstedt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steve L. Broman and Kathleen L. Broman, husband and wife, Vern Curtis and Susan Curtis, husband and wife, First American Exchange of Skagit County, formerly SEAS, Inc., the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 19, Township 34, Range 4; Ptn. SE SE

Tax Parcel Number(s): P26502, 340419-4-158-0005

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 60 feet West of the Southwest corner of Block 1, of "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington; thence North 0 degrees 01'57" East along the West line of Cleveland Avenue, a distance of 128 feet; thence North 89 degrees 58'18" West a distance of 18.94 feet to the West line of that portion of First Street vacated by operation of law; thence South 18 degrees 17'28" West a distance of 134.79 feet along said Westerly line to a point due West of the point of beginning; thence East a distance of 61.17 feet to the point of beginning; EXCEPT the South 30 feet thereof; AND EXCEPT Dike District No. 3 right-of-way, if any, as condemned in Skagit County Superior Court Cause No. 2982.

Dated 12/10/2007

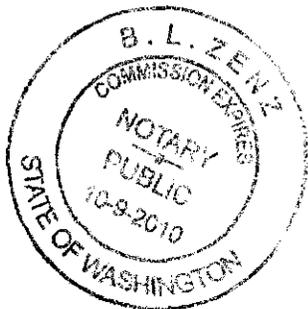
[Signatures]
Richard E. Lemmon, by Barbara Elizabeth Koetje, James Koetje
formerly known as Barbara Elizabeth Weber, 5603rd Barbara Elizabeth Koetje
His attorney in fact SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
[Signatures]
Kenneth Dahlstedt Florence M. Dahlstedt
Kenneth Dahlstedt Florence M. Dahlstedt

DEC 11 2007

Amount Paid \$ 10062.00
Skagit Co. Treasurer
By *[Signature]* Deputy
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that ~~Richard E. Lemmon~~, James Koetje, Kenneth Dahlstedt and ~~Florence M. Dahlstedt~~, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-10-07

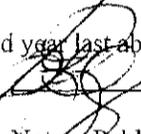


[Signature]
Notary Public in and for the State of Washington
Residing at Burlington, wa *[Signature]*
My appointment expires: 10-9-10

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 16th day of December 2007 before me personally appeared Barbara Elizabeth Koetje, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Richard E. Lemmon and acknowledged that She signed and sealed the same as her free and voluntary act and deed for her self and also as the free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)


Notary Public in and for the State of WA
Residing at Sedro Woolley
My appointment expires: 10-9-10



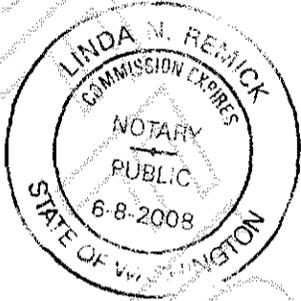
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Skagit County Auditor

State of Washington }
County of Skagit } SS:

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

Dated: 12-11-07

Linda N Remick



Notary Public in and for the State of Washington
Residing at: Garwood
My appointment expires: 6-8-08



200712110068
Skagit County Auditor