

When recorded return to:

Brian Zylstra
136 Lilly Lane
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95773



200901070070
Skagit County Auditor

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Statutory Warranty Deed

95773

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James Nielsen and Carol Nielsen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian Zylstra, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 20, Township 34, Range 4; Ptn. NE NE (aka Lot 2, Short Plat No. LU-08-025)

Tax Parcel Number(s): P26837, 340420-0-138-0007

Lot 2 as delineated on Short Plat No. LU-08-025, as approved on December 29, 2008 and recorded on January 5, 2009 under Auditor's File No. 200901050118, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M..

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 1-7-09

James Nielsen
James Nielsen

Carol Nielsen
Carol Nielsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
42
JAN 07 2009

Amount Paid \$ 1109.31
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 1-7-09

Katie E. Hickok

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011



Exhibit A

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
SHORT PLAT:

Short Plat No.:	LU-08-025
Recorded:	January 5, 2009
Auditor's No.:	200901050118



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Skagit County Auditor