

When recorded return to:

Mr. Kevin P. Durkan
2504 Cindy Place
Mount Vernon, WA 98273



200903260135
Skagit County Auditor

3/26/2009 Page 1 of 1 3:33PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 132459-PE

Grantor: Donald Simms and Marianna K. Simms
Grantee: Kevin Durkan

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DONALD SIMMS and MARIANNA K. SIMMS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEVIN DURKAN, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 51, Riverview.

Lot 51, "PLAT OF RIVERVIEW," as per plat recorded in Volume 11 of Plats, page 12, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 4226-000-051-0008, P78799

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 132459-PE.

Dated March 23, 2009

Donald Simms

Marianna K. Simms

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
837
MAR 26 2009

Amount Paid \$ 3404.80
Skagit Co. Treasurer
By Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald Simms and Marianna K. Simms the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 23, 2009

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2010

