

When recorded return to:

Mr. Erik C. Sellers
14848 Valley View Drive
Mount Vernon, WA 98273



201008240078
Skagit County Auditor

8/24/2010 Page 1 of 1 1:12PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 136476-SE

Grantor: Paul A. Wolfe and Brynda F. Baker
Grantee: Erik C. Sellers

LAND TITLE OF SKAGIT COUNTY

136476-SE

Statutory Warranty Deed

THE GRANTOR PAUL A. WOLFE and BRYNDA F. BAKER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIK C. SELLERS, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 7 & 8, Valley View Add. (Aka Lot E, SP #42-77).

Tract E, Skagit County Short Plat No. 42-77, approved July 18, 1977, and recorded July 19, 1977, in Volume 2 of Short Plats, page 85, under Auditor's File No. 860874, records of Skagit County, Washington; being a portion of Lots 7 and 8, "VALLEY VIEW ADDITION," as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4034-000-007-0005, P70114

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. 136476-SE.

Dated August 13, 2010

Paul A. Wolfe Brynda F. Baker
Paul A. Wolfe Brynda F. Baker
Attorney in Fact SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2573

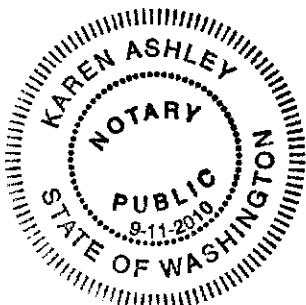
AUG 24 2010

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 3752.15
By NYF Skagit Co. Treasurer
Deputy

On this 18th day of August, 2010 before me personally appeared Byrnda F. Baker, to me known to be the individual described in and who executed the foregoing instrument her self and as Attorney in Fact for Paul A. Wolfe and acknowledged that she signed and sealed the same as the 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.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)



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