



200303170217  
Skagit County Auditor

3/17/2003 Page 1 of 1 11:20AM

AFTER RECORDING MAIL TO:

Name **STUART PROPERTIES LLC,**  
Address 217 N. 10th.  
City, State, Zip Mount Vernon, WA 98273.  
00071436  
Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

71436E-2

**Statutory Warranty Deed**

THE GRANTOR **JAMES B. KOETJE** and **CATHY L KOETJE**, Husband and Wife and **RICHARD E. LEMMON**, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **STUART PROPERTIES LLC** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

Lots 1, 2, 3, and 4, Block 3 of "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 100, records of Skagit County, Washington;

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., lying between the East line of Lots 1, 2, 3 and 4, Block 3 of "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, and the West line of an alley as conveyed to the City of Mount Vernon by Deed filed under Auditor's File No. 403859.

ABREVIATED LEGAL: Lot(s) 1 - 4, Block 3, of MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON, Map Book 2, Map Page 100

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

Assessor's Property Tax Parcel Account Number(s): 340420-3-129-0008, 3718-003-004-0007

Dated March 13, 2003.

RICHARD E. LEMMON

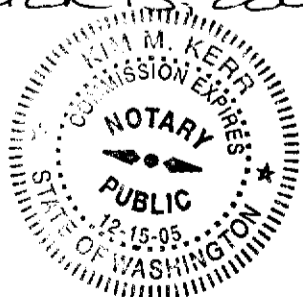
JAMES B. KOETJE  
by Cathy L. Koetje POA

CATHY L KOETJE

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that **JAMES B. KOETJE** and **CATHY L KOETJE** and **RICHARD E. LEMMON** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument. **CATHY L. KOETJE** has acknowledged this document for herself and as Attorney in Fact for **JAMES B. KOETJE** and stated on oath that she is authorized to do so on his behalf.

Dated: March 13, 2003



Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#1191  
MAR 17 2003