

AFTER RECORDING MAIL TO:

Name JOY M. HIGGINS,
Address 174 FIREOVED DRIVE
City, State, Zip ANCHORAGE, AK 99508-2536
00075400



200309020440
Skagit County Auditor

9/2/2003 Page 1 of 1 4:03PM

Filed for Record at Request of First American Title of Skagit County FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

70400E

THE GRANTOR TAMMY H. SCHMIDT, FORMERLY TAMMY H. BURKE, as her separate estate, for and in consideration of Ten Dollars and other valuable consideration, in hand paid, conveys and warrants to JOY M. HIGGINS, A Single Woman the following described real estate, situated in the County of SKAGIT, State of Washington:

Lots 1 to 16, inclusive, and Lots 28 to 31, inclusive, Block 19, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 107, records of Skagit County; EXCEPT any portion thereof that may lie within the right-of-way of the P.S. Pulp and Timber Co., a Delaware corporation, as conveyed by the English Lumber Co., a Washington corporation, by instrument dated January 1, 1945 and recorded November 3, 1948 under Auditor's File No. 424512;

TOGETHER WITH the South 1/2 of "un-opened" Arcade Street, as conveyed and described within that Quit Claim Deed executed by Skagit County, a Washington municipal corporation, recorded November 30, 2001, under Skagit County Auditor's File No. 200111300148.

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

Assessor's Property Tax Parcel Account Number(s): 4145-019-016-0000 (P75144), 4145-019-031-0001 (P75146)

Dated August 25, 2003.

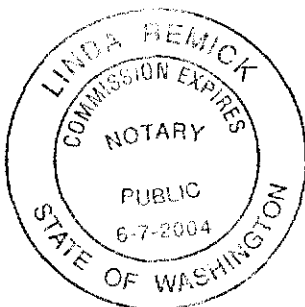
TAMMY H. SCHMIDT

STATE OF WASHINGTON
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that TAMMY H. SCHMIDT is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-29-03

Linda Remick



#4493 Notary Public in and for the State of Washington
Residing at Stanwood
SKAGIT COUNTY WASHINGTON appointment expires: 6-7-04
REAL ESTATE EXCISE TAX

SEP 02 2003

Amount Paid \$ 2,426.51
Skagit Co. Treasurer
By Deputy