

RECEIVED

JUN 25 2004

BY: \_\_\_\_\_

AFTER RECORDING MAIL TO  
Skagit State Bank  
P. O. Box 432  
Sedro Woolley, WA 98284



200407060166  
Skagit County Auditor

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Filed for Record at Request of:  
Land Title Company of Skagit County  
Escrow Number: 112224-SS

(FULFILLMENT)

Statutory Warranty Deed

Grantor(s): Larry R. Jensen, as his separate property  
Grantee(s): John Lemon Sanchez and Seferina Benavidas, both married as their separate property, as joint tenants with rights of survivorship.

Lot 2, Short Plat No. 9-89, being a portion of Section 22, Township 35 North, Range 4 East, W.M. Situate in the County of Skagit, State of Washington.  
Additional legal(s) on page 2  
Assessor's Tax Parcel Number: 350422-2-008-0106, P37083

THE GRANTOR Larry R. Jensen, as his separate property for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to John Lemon Sanchez and Seferina Benavidas, both married as their separate property, as joint tenants with rights of survivorship, the following described real estate, situated in the County of Skagit, State of Washington.  
See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 13, 2000, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on March 21, 2000, in the sum of \$1,300.50, Receipt No. 34386.

Dated June 24, 2004

[Signature]  
Larry R. Jensen

*Fulfillment*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 06 2004

State of Washington )  
County of Skagit ) SS:

Amount Paid \$ \_\_\_\_\_  
Skagit Co. Treasurer  
By [Signature] Deputy

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

Dated: 6-28-2004

[Signature]  
Notary Public in and for the State of Washington  
Residing at: Unacoted  
My appointment expires: 12/16/2006

EXHIBIT "A"

Tract 2 of Skagit County Short Plat No. 9-89, approved April 18, 1989, recorded April 21, 1989, in Volume 8 of Short Plats, page 121, under Auditor's File No. 8904210016, records of Skagit County, Washington and being a portion of the Southwest 1/4 of the Northwest 1/4, of Section 22, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common.

Accepted and approved:

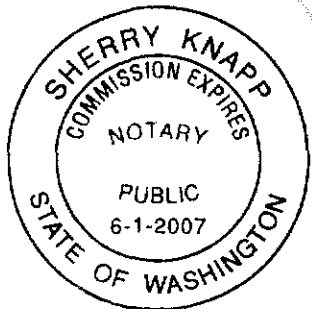
John Lemon Sanchez  
John Lemon Sanchez

\_\_\_\_\_  
Seferina Benavidas

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John Lemon Sanchez and Seferina Benavidas are the person(s) who appeared before me, and said person(s) acknowledged he/she/they that signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-25-04



Sherry Knapp  
Notary Public in and for the State of WA  
Residing at: Burlington  
My appointment expires: 6-1-07



200407060166  
Skagit County Auditor

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