


AFTER RECORDING MAIL TO:
Edie B. Nienaber, Mr. and Mrs. Dwight Jeppson
3801 Fielding Ave.
Bellingham, WA 98229


200407270047
Skagit County Auditor
7/27/2004 Page 1 of 1 11:20AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112877-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Timothy Dieffenbach and Auverne Dieffenbach
Grantee(s): Edie B. Nienaber, Dwight Jeppson and Kim E. Jeppson
Abbreviated Legal: ptn Lots 7 & 8, O'Leary Add. To MV
Assessor's Tax Parcel Number(s): 3749-000-008-0101, P53962

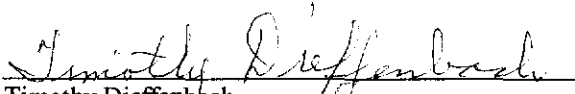
THE GRANTOR TIMOTHY DIEFFENBACH and AUVERNE DIEFFENBACH, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **EDIE B. NIENABER, a single woman and DWIGHT JEPPSON and KIM E. JEPPSON, husband and wife, as tenants in common** the following described real estate, situated in the County of Skagit, State of Washington.

The West 42.33 feet of Lot 8, as measured along the North and South boundaries, and the East 47.33 feet of Lot 7 as measured along the North and South boundaries thereof, all in "O'LEARY'S ADDITION TO MOUNT VERNON," as per plat recorded in Volume 7 of Plats, page 76, records of Skagit County, Washington, EXCEPT minerals reserved in deed recorded September 21, 1900, under Auditor's File No. 34276.

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

Subject to Easement in favor of Puget Sound Power & Light Company, a Washington corporation to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric transmission and/or distribution systems, recorded May 12, 1993 under Auditor's No. 9305120103.

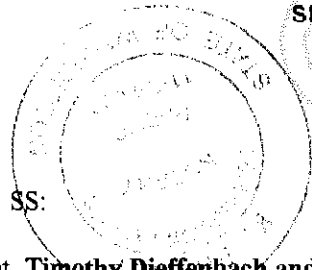
Dated July 19, 2004



Timothy Dieffenbach


Auverne Dieffenbach #3879

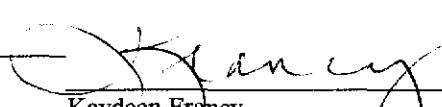
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:



JUL 27 2004
245640
Amount Paid \$
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that **Timothy Dieffenbach and Auverne Dieffenbach** 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: 7/27/04

Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006