

**AFTER RECORDING MAIL TO:**

Ms. Maureen Van Hoyt  
806 Northern Avenue  
Sedro-Woolley, WA 98284



200409020100  
Skagit County Auditor

9/2/2004 Page 1 of 2 3:30PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 113163-PE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Larry R. Jensen  
Grantee(s): Maureen Van Hoyt  
Abbreviated Legal: Ptn Lot 26, Sedro Home Acreage Pl 2  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4171-002-026-0100, P77206

THE GRANTOR LARRY R. JENSEN, an unmarried person as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MAUREEN VAN HOYT, a single person the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any.

Dated August 27, 2004

Larry R. Jensen

# 4777  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

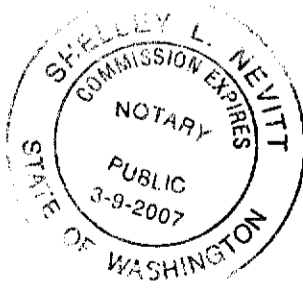
SEP 02 2004  
Amount Paid \$ 2162.70  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Dated: 8-30-2004

Shelley Nevitt  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 3/09/2007



## EXHIBIT A

That portion of Lot 26, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of said Lot 26, that is 80 feet West of the Northeast corner thereof;  
thence West along said North line a distance of 70 feet;  
thence South to the Northerly line of Railroad Avenue;  
thence Easterly along the Northerly line of said Railroad Avenue to a point that is due South of the point of beginning;  
thence North to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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