

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Russell E. Jensen  
14758 Channel Drive  
LaConner, WA 98257

200409200136  
Skagit County Auditor  
9/20/2004 Page 1 of 1 3:21PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 113480-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): The Prater Living Trust  
Grantee(s): Russell E. Jensen and Gale E. Jensen  
Abbreviated Legal: Ptn Lot 38, Snee-oosh  
Assessor's Tax Parcel Number(s): 4016-000-038-0109, P69642

THE GRANTOR FORREST N. PRATER and BRUNA G. PRATER, AS TRUSTEES UNDER THE LIVING TRUST OF FORREST N. PRATER and BRUNA G. PRATER, dated June 23, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RUSSELL E. JENSEN and GALE E. JENSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The South 1/2 of Tract 38, EXCEPT the North 35 feet of the East 37 feet thereof, "SNEE-OOSH, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: LaConner Sewer District L.U.D. in the original amount of \$11,631.00, current balance is \$6,203.00 which the Grantees herein agree to assume and pay per the terms and conditions thereof.

Also Subject to: Paragraph A, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 113480-PE.

Dated September 13, 2004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 5054  
SEP 20 2004  
1975<sup>80</sup>  
Amount Paid \$  
Skagit Co. Treasurer  
Deputy

The Prater Living Trust

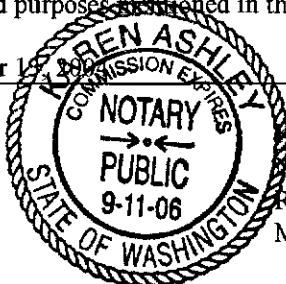
[Signature]  
By: Forrest N. Prater, Trustee

[Signature]  
By: Bruna G. Prater, Trustee

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Forrest N. Prater and Bruna G. Prater signed this instrument, on oath stated They are that authorized to execute the instrument and acknowledged it as the Trustees of Forrest N. Prater and Bruna G. Prater Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 13, 2004



Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: September 11, 2006