

AFTER RECORDING MAIL TO:

James F. Eidson

8217 Avery Lane
Sedro Woolley, WA 98284



200412220147
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83285

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Statutory Warranty Deed

Grantor(s): William A. Stiles, Jr. and Betty M. Stiles
Grantee(s): James F. Eidson
Assessor's Tax Parcel Number(s): 4731-000-012-0000, P114987

FIRST AMERICAN TITLE CO.
83285E

THE GRANTOR William A. Stiles, Jr. and Betty M. Stiles, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James F. Eidson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Subject to Paragraphs A thru O of Schedule B-1 of First American Title Company's preliminary commitment no. B83285 attached hereto and made a part hereof by this reference.

Lot 12 "AVERY LANE", as per plat recorded in Volume 17 of Plats, pages 62 through 64, inclusive, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as delineated on the face of the Plat.

Dated: December 14, 2004

William A. Stiles Jr.
Wm A. Stiles Jr.
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
0.41%

Betty M. Stiles
Betty M. Stiles

DEC 22 2004

Amount Paid \$ 335.00
Skagit County Treasurer
Deputy
By: [Signature]

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William A. Stiles, Jr. and Betty M. Stiles, the persons 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.

Date: 12-20-04

Kathy M. Metcalf

Notary Public in and for the State of Washington
Residing at Mount Vernon Sedro-Woolley
My appointment expires: 12/15/2005 4-12-2006

