

AFTER RECORDING MAIL TO:
Randy C. Metz, Nichole M. Metz and Josef Istvan
2108 116th Street NE
Marysville, WA 98271



200503240184
Skagit County Auditor

3/24/2005 Page

1 of

1 3:20PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114809-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): HANSELL MITZEL LLC
Grantee(s): Randy C. Metz, Nichole M. Metz and Josef Istvan
Abbreviated Legal: Lot 1, Rosewood PUD
Assessor's Tax Parcel Number(s): 4745-000-001-0000, P116447

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **RANDY C. METZ and NICHOLE M. METZ, husband and wife and JOSEF ISTVAN, a married man, as his separate property** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "ROSEWOOD P.U.D. PHASE 1," as per plat recorded on February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Paragraphs A through K, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 114809-PE.

Dated March 17, 2005

HANSELL MITZEL LLC

By: Jeffrey D. Hansell, Managing Member

1346
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 24 2005

Amount Paid \$ 2,971.⁷¹
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeffrey D. Hansell

Jeffrey D. Hansell the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Managing Member of Jeffrey D. Hansell

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 21st 2005

Karen Ashley

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

