

AFTER RECORDING MAIL TO:  
MARILYN AND VIRGINIA BLACKBURN  
P O BOX 433  
Snohomish, WA 98290



200504070141  
Skagit County Auditor

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**STATUTORY WARRANTY DEED**

FIRST AMERICAN TITLE CO.

84382-1

Escrow No. 20055487-SLH  
Title Order No. 84382

**THE GRANTOR ALLEN J. ALEXANDER and SUSAN K. ALEXANDER, HUSBAND AND WIFE** for and in consideration of **Ten Dollars and other good and valuable consideration** in hand paid, conveys and warrants to **BLACKBURN PROPERTIES, a Limited Liability Company** the following described real estate, situated in the County of **Skagit**, State of Washington:

THE WEST 6.5 FEET OF LOT 11 ALL OF LOT 12 AND THE EAST 24.0 FEET OF LOT 13, BLOCK 108, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS ON PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number(s): 4152-108-012-0005 (P76246)

The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and mining rights.

SUBJECT TO: MUNICIPAL ASSESSMENTS, OF ANY, LEVIED BY THE CITY OF SEDRO WOOLLEY. RIGHTS OF CLAIMS OF PERSONS IN POSSESSION, OR CLAIMING TO BE IN POSSESSION AND TERMS AND CONDITIONS OF ANY UNRECORDED LEASES. RESERVATION CONTAINED IN DEED #9210280063.

Dated: April 2, 2005

Allen J. Alexander 1618 Susan K. Alexander  
ALLEN J. ALEXANDER SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX SUSAN K. ALEXANDER

APR 07 2005

State of Washington

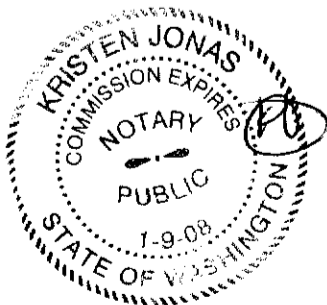
County of Skagit

Amount Paid \$ 2759.00  
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that ALLEN J. ALEXANDER and SUSAN K. ALEXANDER is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: APRIL 5, 2005

[Signature]



Notary Public in and for the State of Washington  
Residing at SEDRO WOOLLEY, WA  
My appointment expires 119108