

AFTER RECORDING MAIL TO:  
Residential Building Services  
6035 Central Avenue  
Anacortes, WA 98221

200506080137  
Skagit County Auditor  
6/8/2005 Page 1 of 2 3:24PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 115234-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Jerald A. Sanders and Joel P. Sanders  
Grantee(s): Residential Building Services and Fidalgo Rocks  
Abbreviated Legal: Lots 23-26, Blk. 171, Fidalgo.  
Assessor's Tax Parcel Number(s): P73230/4101-171-026-0009

THE GRANTOR Jerald A. Sanders, a married individual, Joel P. Sanders, a married individual, each as his separate property and each as to an undivided interest. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Residential Building Services, a Washington Corporation, Fidalgo Rocks, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Lots 23, 24, 25 and 26, Block 171, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH that portion of the East 1/2 of Fairview Avenue lying between the South property line of Lot 23 extended Westerly and the center line of Third Street,

AND ALSO TOGETHER WITH that portion of the South 1/2 of Third Street lying between the center line of Fairview Avenue and the center line of the alley way located in Block 171,

AND ALSO TOGETHER WITH that portion of the West 1/2 of the alley way located in Block 171 lying between Third Street and the South property line of Lot 23 extended Easterly.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2922

JUN 08 2005

Amount Paid \$ 1,068.00  
Skagit Co. Treasurer  
By Deputy

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated, May 26, 2005

Jerald A. Sanders  
Jerald A. Sanders

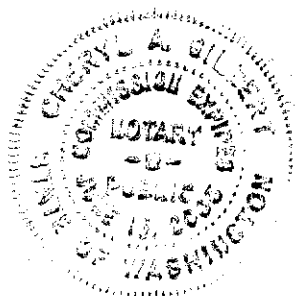
Joel P. Sanders  
Joel P. Sanders

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Jerald A. Sanders and Joel P. Sanders the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/26/05

Cheryl A. Gilbert



Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 6/15/05

**EXCEPTIONS:**

**A. Easement, and the terms and conditions thereof:**

<b>For:</b>	Ingress, egress and utility service
<b>In favor of :</b>	Catherine A. Palzer
<b>Disclosed by:</b>	Skagit County Superior Court Cause No. 94-2-00330-8 and Auditor's File No.9503230066
<b>Affects:</b>	Vacated Streets adjacent to the subject property



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