

AFTER RECORDING MAIL TO:

Karl S. Wagoner and Tracy D. ~~Wagoner~~ Finnegan  
12433 Gull Drive  
Burlington, WA 98233



200601300209

Skagit County Auditor

1/30/2006 Page 1 of 2 1:24PM

Filed for Record at Request of:  
First American Title Insurance Company



**First American Title  
Insurance Company**

### STATUTORY WARRANTY DEED

File No: **4203-726890 (BR)**

Date: **January 24, 2006**

Grantor(s): **Doug Byers**

Grantee(s): **Karl S. Wagoner and Tracy D. ~~Wagoner~~ Finnegan**

Abbreviated Legal: **Lot 5, "Plat of Rockridge Estates Division No. 11"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P113026**

FIRST AMERICAN TITLE CO.

86906-1

**THE GRANTOR(S) Doug Byers, a married man as his sole and separate property** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Karl S. Wagoner and Tracy D. ~~Wagoner~~,\* husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

\*~~F~~innegan

**Lot 5, "Plat of Rockridge Estates Division No. 11", as per plat recorded in Volume 16 of Plats, pages 194 and 195, records of Skagit County, Washington.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

446  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Doug Byers  
Doug Byers

JAN 30 2006

Amount Paid \$ 8192.11  
Skagit Co. Treasurer  
By [Signature] Deputy

APN: P113026

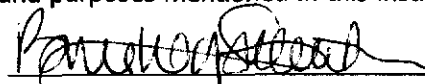
Statutory Warranty Deed  
- continued

File No.: 4203-726890 (BR)  
Date: 01/24/2006

STATE OF Washington )  
 )-ss  
COUNTY OF King )

I certify that I know or have satisfactory evidence that **Doug Byers**, is/are 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: January 25, 2006



Brieanne N. R. Sudderth  
Notary Public in and for the State of Washington  
Residing at: Sultan  
My appointment expires: 1-22-2007

BRIEANNE N. R. SUDDERTH  
STATE OF WASHINGTON  
NOTARY — • — PUBLIC  
MY COMMISSION EXPIRES 01-22-07