

When recorded return to:

Cynthia A. Backlund
14533 Jura Place
Anacortes, WA 98221



200609080100
Skagit County Auditor

Recorded at the request of:
First American Title
File Number: A88830

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Statutory Warranty Deed

THE GRANTOR Sharon Lee Higgins, successor Trustee of the Ethel Hamm Family Trust dated the 18th day of February, 1992, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cynthia A. Backlund, unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn. Lots 4-7 and 14-17, Block 39, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

For Full Legal See Attached Exhibit "A"

FIRST AMERICAN TITLE CO.
A88830E-1

Tax Parcel Number(s): P56378, 3772-239-020-0315,

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated September 6, 2006

Ethel Hamm Family Trust dated February 18, 1992

Sharon Lee Higgins
By: Sharon Lee Higgins, Successor Trustee

4646
SKAGIT COUNTY - WASHINGTON
Real Estate Excise Tax

SEP 08 2006

Amount Paid \$ 18,695.00
Skagit County Treasurer
MAM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon Lee Higgins is/are the person(s) who appeared before me, and said person(s) acknowledge she signed this instrument, on oath stated she is/are authorized to execute the instrument and acknowledge that as the Successor Trustee of Ethel Hamm Family Trust dated February 18, 1992 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-8-06

Vicki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

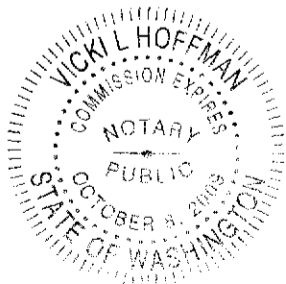


EXHIBIT A

Beginning at a point on the South line of Block 239 in the plat of "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, 100 feet West of the Southeast corner of said Block 239; thence North, parallel with the East line of said block to an intersection with a line which is 30 feet South of (measured at right angles) and parallel with a line running from a point in the center line of Avenue D 602.7 feet North of its intersection with the center line of Eleventh Street, to a point in the center line of Avenue B 248.2 feet North of its intersection with the center line of Eleventh Street; thence Southwesterly, parallel with said described line and 30 feet distant Southerly therefrom (measured at right angles) tot a point 200 feet due West of the East line of said Block 239 and said East line produced; thence South, parallel with said East line, to the South line of said Block 239, thence East along said South line to the point of beginning.



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EXCEPTIONS:

A. Reservation by the City of Anacortes for sewer lines within vacated streets and alley way under Ordinance No. 684 recorded August 18, 1917 in Volume 107 of deeds, page 330. (Affects Parcel "A")



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Skagit County Auditor