

When recorded return to:
Juan & Norma Espinosa
4617 S. Holden St.
Seattle, Wa 98118



200704230155
Skagit County Auditor

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The Talon Group
Escrow Number: 7-0704-021

STATUTORY WARRANTY DEED

THE GRANTOR(S) Yolanda Chung, a married woman as her sole and separate estate for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Juan P. Espinosa and Norma L. Espinosa, husband and wife

FIRST AMERICAN TITLE CO.

91247-1

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, "Sauk Mountain View Estates - South A Planned Residential Devt Phase 3", according to the plat thereof recorded May 26, 2006, under Auditor's File No. 200505260107, records of Skagit Co., WA

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. 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 GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 24, Sauk Mountain View Estates - South A Planned Residential Devt Phase 3

Tax Parcel Number(s): 4860-000-024-0000, P122938

1873
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 4/13/2007

APR 23 2007

Yolanda Chung
Yolanda Chung

Amount Paid \$ 4058.55
By [Signature] Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF ~~KING~~ Snohomish ss.

I certify that I know or have satisfactory evidence that Yolanda Chung and ~~Fat In Chung~~ (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: 4-19-07

Annette Maynard
Notary name printed or typed: Annette Maynard
Notary Public in and for the State of WA
Residing at Edmonds
My appointment expires: 6-6-10