

When recorded return to:

Mr. and Mrs. James Duffy
3819 Ridge Court
Mount Vernon, WA 98274



200707310145
Skagit County Auditor
7/31/2007 Page 1 of 1 3:37PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 126612-SE

Grantor: Jess B. Izzo and Sandra L. Izzo
Grantee: James J. Duffy and Katherine M. Duffy

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JESS B. IZZO and SANDRA L. IZZO, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to JAMES DUFFY and KATHERINE DUFFY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 57, Blackburn Ridge Ph. 2

Lot 57, "PLAT OF BLACKBURN RIDGE PHASE 2," as per plat recorded on October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4767-000-057-0000, P117412

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 126612-SE.

Dated July 23, 2007

Jess B. Izzo SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Sandra L. Izzo
3626
Sandra L. Izzo

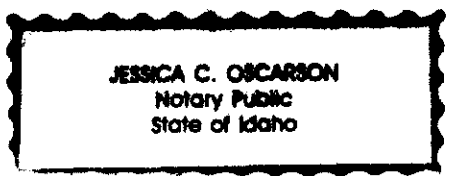
JUL 31 2007

Amount Paid \$ 4988.11
By yo Skagit Co. Treasurer Deputy

STATE OF Washington-Idaho)
COUNTY OF Idaho) SS:

I certify that I know or have satisfactory evidence that Jess B. Izzo and Sandra L. Izzo the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 20, 2007 Jessica C. Oscarson



Notary Public in and for the State of Washington-Idaho
Residing at Moscow
My appointment expires: 8/7/2012