

**AFTER RECORDING MAIL TO:**  
Ms. Mary Allison Beezer  
3401 E. Pike Street #301  
Seattle, WA 98122



200902260144  
Skagit County Auditor

2/26/2009 Page 1 of 5 4:05PM

LAND TITLE OF SKAGIT COUNTY

Filed for Record at Request of  
Escrow Professionals of Washington  
Escrow Number: 1-12637-MEmd

132210-PW

## Statutory Warranty Deed

**THE GRANTOR Aaron D. Hoffman, as his separate property**

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to <sup>MAB a single woman</sup> ~~Mary Allison Beezer, an unmarried individual~~  
<sup>as her separate estate</sup>  
the following described real estate, situated in the County of Skagit, State of Washington

**LEGAL DESCRIPTION IS ATTACHED HERETO, AS EXHIBIT "A", AND BY THIS REFERENCE  
MADE A PART HEREOF**

Abbreviated Legal: Ptn SW ¼ SE ¼, 2-35-4 E W.M. (aka Lot 4, SP#96-0064)  
Tax Parcel Number: 350402-4-010-0500  
Additional legal(s) on page: 3

520  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FEB 26 2009  
7756.90

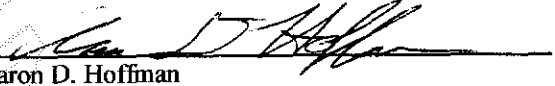
**Amber Marie Hoffman, wife of Aaron D. Hoffman, acknowledges said deed**

Amount Paid to  
Skagit County Treasurer  
By:

**SUBJECT TO: Subject to easements, restrictions, reservations, covenants and agreements of records.**

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be 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. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

Dated February 12, 2009

  
Aaron D. Hoffman

UNOFFICIAL DOCUMENT

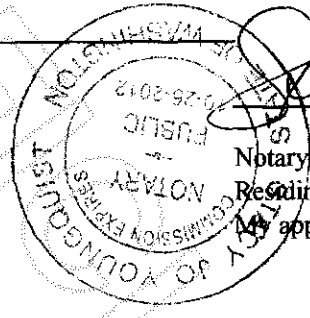


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STATE OF Washington  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Amber Marie Hoffman**  
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 2/19/09



*Amber Marie Hoffman*  
Notary Public in and for the State of Washington  
Residing at MOUNT VERNON, WA  
My appointment expires: 10/26/12



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Skagit County Auditor

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Aaron D. Hoffman**  
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 2-21-2009

Jamie Leigh Hammonter

Notary Public in and for the State of Washington  
Residing at Skagit County  
My appointment expires: 08-01-2012



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**EXHIBIT A**

**Lot 4, Short Plat No. 96-0064, approved May 18, 2000 and recorded May 19, 2000, under Auditor's File No. 200005190004 and being a portion of Lot 2 of Short Plat No. 91-18 in Southwest ¼ of the Southeast ¼ of Section 2, Township 35 North, Range 4 East, WM.**

**Together with an access and utility easement over, under and through the West 20 feet of Lot 3, Short Plat No. 96-0064, as delineated on the face of said Short Plat;**

**And together with a non-exclusive easement for ingress, egress and utilities over, under and through Lots 1 and 2 of said Short Plat No. 96-0064 conveyed by Declaration recorded May 19, 2000, under Auditor's File No. 20005190005, and as delineated on the face of said Short Plat.**

**Situate in the County of Skagit, State of Washington.**



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