

When recorded return to:

Mr. and Mrs. Derek D. Oates
22821 Knapp Road
Mount Vernon, WA 98273



201108260096
Skagit County Auditor

8/26/2011 Page

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POOR ORIGINAL

Filed for Record at Request of
Pro Escrow, Inc.
Escrow Number: E11-6087KRM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dorothy L. Edwards, an unmarried individual as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Derek D. Oates and Heather C. Oates, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST; PTN. NE NE (AKA TRACT A, SP #12-85)

Tax Parcel Number(s): 340423-1-006-0100 (P27654)

TRACT A, SKAGIT COUNTY SHORT PLAT NO. 22-85, APPROVED SEPTEMBER 6, 1985 AND RECORDED NOVEMBER 4, 1985, IN VOLUME 7 OF SHORT PLATS, PAGE 48, UNDER AUDITOR'S FILE NO. 8511040007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SUBJECT TO: EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED WITH AND ON THE FACE OF SAID PLAT, ALSO, AMENDMENTS IF ANY, ALL AS SHOWN IN TITLE ORDER NUMBER 102309 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

Dated August 24, 2011

Dorothy L. Edwards
Dorothy L. Edwards

2585
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 26 2011

STATE OF Virginia
COUNTY OF Fairfax SS:

Amount Paid \$ 5167.00
By CM Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Dorothy L. Edwards

is/are the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: August 25 2011

Scott Beaton
Notary Public in and for the State of Virginia

Residing at Fairfax

My appointment expires: 02/21/2013

Commonwealth of Virginia
Scott Beaton - Notary Public
Commission ID: 7292823
My Commission Expires 03/31/2013

PR 10-05(-1)
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