When recorded return to: Gary J. Armstrong 22726 Mosier Road Sedro Woolley, WA 98284



6/7/2012 Page

1 of

111:23AM

STATUTORY WARRANTY DEED

THE GRANTORS, Bruce To Dempsey and Georgann M. Dempsey, husband and wife, for and in consideration of TWENTY THREE THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary J. Armstrong & Calina A. Armstrong, husband and wife, the following described real estate situated in the County of Skagit, State of Washington.

Abbreviated Legal: LOT 6 AND 7 CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63553 / 3871-000-006-0004 and P63554 / 3871-000-007-0003

Lot 6 and Lot 7 "CASCADE RIVER PARK NO 1", according to the plat recorded in Volume 8 of Plats, pages 55-59, inclusive, records of Skagit County, Washington.

Georgann M. Demosev

STATE OF WASHINGTON

COUNTY OF SKAGIT

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20121654

JUN 07 2012

Amount Paid \$ 414,40 Skagit Co. Treasurer Deputy By.

I hereby certify that I know or have satisfactory evidence that Bruce T. Dempsey and Georgann M. Dempsey, the person(s) who appeared before me, and said person 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.

SHARON A STEELE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JANUARY 29, 2014

Notary Public in and for the State of Washington

Residing at : Lynnwood

My appointment expires: 1/29/