

AFTER RECORDING MAIL TO:
Mr. Michael D. Nicholson
46152 Baker Drive
Concrete, WA 98237

200506150038
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114137-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): CAROLE JOE KNUТСEN, GERALD SCOTT WEDEKIND AND JANET SUE KELLY,
formerly Janet Sue Williams, as sole heirs of ROBERT F. WEDEKIND; and Ed Douthit and Keith
Knutsen, Co-Trustees of the CAJEJA FAMILY TRUST U/A DATED JUNE 1, 1995

Grantee(s): Michael D. Nicholson

Abbreviated Legal: Lot 145, Cedargrove

Assessor's Tax Parcel Number(s): 3877-000-145-0000, P64216

THE GRANTOR CAROLE JO KNUТСEN, GERALD SCOTT WEDEKIND and JANET SUE KELLY, formerly Janet Sue Williams, as sole heirs of ROBERT F. WEDEKIND; and Ed Douthit and Keith Knutsen, as Co-Trustees of the CAJEJA FAMILY TRUST U/A DATED JUNE 1, 1995 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL D. NICHOLSON, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 145, "CEDARGROVE ON THE SKAGIT," as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Includes that certain 1978 Peerless Mobile Home 70x14, Vin#09L13686

Subject to all covenants, conditions, restrictions, reservations*

Subject To: Paragraphs A through F, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 114137-SE, attached hereto and made part hereof. /

*agreements and easements of record including but not limited to

Dated Carole Knutsen
Carole Jo Knutsen

SEE EXHIBIT "A" ATTACHED HERETO
Gerald Scott Wedekind

Cajeja Family Trust U/A dated June 1, 1995

Ed Douthit
By: Ed Douthit, Co-Trustee

Janet S. Kelly
Janet Sue Kelly

By: Keith Knutsen, Co-Trustee
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 23rd day of May, 2005

JUN 15 2005

State of Washington
County of Skagit

Amount Paid 925.00
Skagit Co. Treasurer } SS:
By La Conner Deputy

I certify that I know or have satisfactory evidence that Carole Jo Knutsen, Gerald Scott Wedekind and Janet Sue Kelly

Are 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: May 23rd, 2005



Anneliese Maria Farrell
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at: La Conner
My appointment expires: 6/28/08

EXHIBIT "A"

Gerald Scott Wedekind
Gerald Scott Wedekind

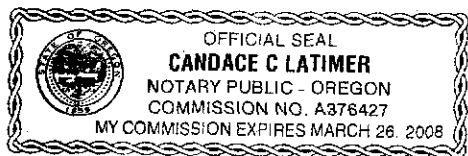
STATE OF OREGON

COUNTY OF _____

} ss

I certify that I know or have satisfactory evidence that GERALD SCOTT WEDEKIND
is the person Gerald who appeared before me, and said person Gerald acknowledged that he
signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in
this instrument.

Dated: 5-25-05



Candace C Latimer

Notary Public in and for the State of Oregon

Residing at Waldport

My appointment expires: March 26, 2008



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STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Ed Douthit and Keith Knutsen
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Co-Trustees
of The Cajaja Family Trust u/a dated June 1, 1995 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: May 26th, 2005

Anneliese Farrell
Anneliese Farrell

Notary Public in and for the State of

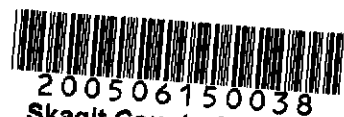
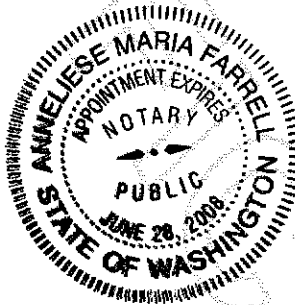
Washington

Residing at

La Conner

My appointment expires:

6/28/08



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