

AFTER RECORDING MAIL TO:
John Cunradi and Lisa Cunradi
71 Lake Louise Dr.
Bellingham, WA 98229

200604040006
Skagit County Auditor
4/4/2006 Page 1 of 1 8:57AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 120224-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jerry Hammer
Grantee(s): John Cunradi and Lisa Cunradi
Abbreviated Legal: Lot 9, Pressentin Ranch
Assessor's Tax Parcel Number(s): 4839-000-009-0009, P121843

THE GRANTOR JERRY HAMMER, a married man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LISA CUNRADI and JOHN CUNRADI, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Lot 9, "PLAT OF PRESSENTIN RANCH," recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

TOGETHER WITH an Easement for ingress, egress, and utilities as delineated on the face of said plat.

Situate in the County of Skagit, State of Washington.

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. 120224-PE.

Dated March 24, 2006

1509
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 04 2006

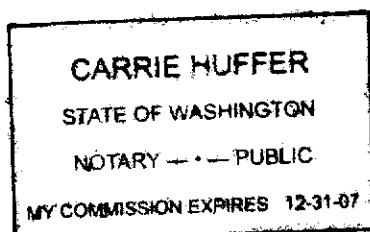
Jerry Hammer
Jerry Hammer By: Lurline Hammer, POA

Amount Paid \$ 1427.22
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Lurline Hammer is
the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and is Attorney in Fact
For Jerry Hammer
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 3, 2006



[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007