AFTER RECORDING MAIL TO:
Richard Mark Strand
2028 S. 15th Street
Mount Vernon, WA 98274

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-94522-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Gunnar Pedersen
Grantee(s): Richard Mark Strand, Wendy Lynn Strand
Abbreviated Legal: Lot 3, BLACKBURN RIDGE,
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4708-000-003-0000/P113152

THE GRANTOR GUNNAR PEDERSEN, as his separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RICHARD MARK STRAND and WENDY LYNN STRAND,
husband and wife
the following described real estate, situated in the County of Skagit   , State of Washington:
Lot 3, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of
Plats, pages 206 through 208, inclusive, records of Skagit County,
Washington.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A
Dated this 12th   day of September, 2000

By _Gunnar Pedersen_   By _____
   Gunnar Pedersen

By _____   By _____

SKAGIT COUNTY WASHINGTON 37404
Real Estate Excise Tax
PAID

SEP 22 2000

Amount Paid $ 3827.00
Skagit County Treasurer
By: _Lp_   Deputy

STATE OF WASHINGTON   }
County of SKAGIT   } SS.:

I certify that I know or have satisfactory evidence that GUNNAR PEDERSEN _____
_____ is the person ___ who appeared before me, and said
person ___ acknowledged that he   signed this instrument and acknowledged it to be he   free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 21, 2000 _____   _Candace M. Taylor_
                                       Candace M. Taylor
                                       Notary Public in and for the State of WASHINGTON
                                       Residing at MOUNT VERNON
                                       My appointment expires: 1/01/2001

                                                                      LPB-10

Exhibit A

SUBJECT TO: Rights   to   make   slopes   for   cuts   and   fills   for   original
reasonable grading of streets, etc., as set forth on the face of the Plat;
Utility   and   drainage   easements   as   set   forth   on   the   face   of   the   Plat;
Declaration of Covenants, etc., recorded January 29, 1998, under Auditor's
File No. 9801290061.

LPB-10