

When Recorded Return to:
KEITH R. PEDEN
SUSAN M. PEDEN
19825 15th Avenue NW
Seattle WA 98177



200105300063

Skagit County Auditor

5/30/2001 Page 1 of 2 12:45:52PM

Island Title Company
Order No: BE4736 MKP
B17654 ✓

STATUTORY WARRANTY DEED

THE GRANTOR TIMOTHY L. GOOD and KATHY M. GOOD, husband and wife

for and in consideration of Forty-Five Thousand and 00/100...(\$45,000.00) DOLLARS

in hand paid, conveys and warrants to KEITH R. PEDEN and SUSAN M. PEDEN, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 36 and Portion of Lot 37, GILKEY'S ADDITION TO BURLINGTON, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 4085-000-036-0000 P116922

41101
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Subject to: Restrictions, reservations and easements of record.

MAY 3 0 2001

Amount Paid \$801.00
By Skagit Co. Treasurer
Deputy

Dated: April 6, 2001

TIMOTHY L. GOOD

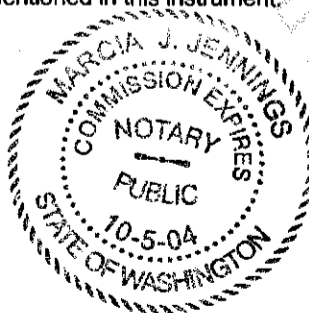
KATHY M. GOOD

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TIMOTHY L. GOOD and KATHY M. GOOD the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: April 6, 2001

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



Island Title Company

EXHIBIT 'A'

Description:

Order No: BE4736 MKP

PARCEL A:

Lot 36 and that portion of Lot 37, GILKEY'S ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of Lot 37 which lies North 34°10' East, a distance of 92.58 feet from the Southwest corner thereof;

Thence South 22°58'31" West, a distance of 83.37 feet to the South line of Lot 37;

Thence North 89°33'07" West along said South line, a distance of 19.45 feet to the Southwest corner of Lot 37;

Thence North 34°10' East along the West line of Lot 37, a distance of 92.58 feet to the point of beginning;

EXCEPT from Lot 36 the following described property:

Beginning at a point on the East line of Lot 36 which lies North 34°10' East, a distance of 92.58 feet from the Southeast corner thereof;

Thence North 34°10' East along the East line of Lot 36 and its Northerly prolongation, a distance of 117.77 feet to the Easterly prolongation of the North line of Lot 36;

Thence North 89°33'07" West along said prolongation of the North line of Lot 36, a distance of 24.75 feet;

Thence South 22°58'31" West, a distance of 106.05 feet to the point of beginning of this description;

TOGETHER WITH that portion of the vacated cul-de-sac adjoining which, upon vacation, attached to said premises by operation of law.

PARCEL B:

An easement for ingress, egress and utilities over, under and through the North 20 feet of that portion of the vacated cul-de-sac that attached to Lot 36 and Lot 37 by operation of law.

ALL situated in Skagit County, Washington.



200105300063

, Skagit County Auditor