

AFTER RECORDING MAIL TO:
Todd Pollock
17141 Zoya Drive
Mount Vernon, WA 98274



200207310191
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101569-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Warren Gilbert, Jr., Marilyn Gilbert
Grantee(s): Todd Pollock, Catherine M. Pollock
Abbreviated Legal: Lot 33, CEDAR RIDGE ESTATES DIV. NO. 1
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4622-000-032-0001/P105735

THE GRANTOR LANCE SIMS, DAN SIMS, and VERN SIMS, doing business as LDV ASSOCIATES and in WARREN GILBERT, JR. and MARILYN GILBERT, his wife, as their interests may appear

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TODD POLLOCK and CATHERINE M. POLLOCK, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington: Lot 33, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1", as per plat recorded in Volume 15 of Plats, pages 147 through 152, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 31 2002

Amount Paid \$1116⁹⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

See Attached Exhibit A
Dated this 31st day of July, 2002

By LDV Associates

By *[Signature]*
Warren Gilbert, Jr. by Vern Sims, POA

By *[Signature]*
Vern Sims, Partner

By *[Signature]*
Marilyn Gilbert by Vern Sims, POA

STATE OF Washington
County of Skagit

SS: By: *[Signature]*
Vern Sims as Attorney in Fact for
Warren Gilbert, Jr. & Marilyn Gilbert

I certify that I know or have satisfactory evidence that Vern Sims
signed this instrument, on oath stated that he authorized to
execute the instrument and acknowledged it as the Partner
of LDV Associates to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: July, 2002

[Signature]
Nancy Lea Gleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

Exhibit A

SUBJECT TO Reservation contained in deeds through which title is claimed; Easement recorded under Auditor's No. 9210260023; Declaration recorded under Auditor's No. 9312230074; Provisions contained on the face of the Plat. ALSO SUBJECT TO P.U.D. Assessment which has an approximate balance owing of \$6302.58 which the Grantees herein agree to assume and continue to pay according to the terms and conditions thereof.



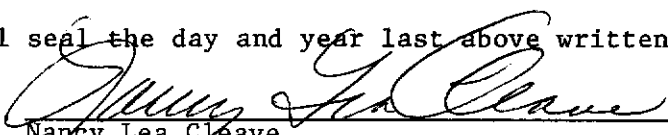
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Skagit County Auditor

State of Washington)
) ss.
County of Skagit)

On this 31st day of July, 2002, 20 02, before me personally appeared Vern Sims to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Warren Gilbert, Jr. and Marilyn Gilbert and acknowledged that he signed the same as his free and voluntary act and deed as the Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.


Given under my hand and official seal the day and year last above written.


Nancy Lea Cleave

Notary Public in and for the State of
Washington

residing at Mount Vernon

My appointment expires: 9-1-02


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