

AFTER RECORDING MAIL TO:

RON VAN PELT, ALESIA VAN PELT
20633 LAFAYETTE ROAD
BURLINGTON, WASHINGTON 98233
B76509

Filed for Record at Request of First American Title of Skagit County



200311260185
Skagit County Auditor

11/26/2003 Page

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1 4:09PM

First American Title

B76509E

Statutory Warranty Deed

THE GRANTOR JAMES VIRDEN, AS HIS SEPARATE ESTATE and SHARON L. FULTON, who acquired title as SHARON L. VIRDEN, AS HER SEPARATE ESTATE for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to *BONNIE D. VAN PELT & ALESIA L. VAN PELT* Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

That portion of Lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 562.5 feet South and 30 feet West of the Northeast corner of said Section; thence West, 125 feet; thence North 40 feet; thence East, 125 feet to the West line of 4th Street; thence South 40 feet to the point of beginning being known as the North 20 feet of Lot 13, and the South 20 feet of Lot 14, of the unrecorded plat of Conway Tracts; TOGETHER WITH an easement for a driveway on the North side of said property as set forth in Driveway Easement, an Agreement dated July 6, 1953, between Maude Burbank and Glenn Shellenberger, et ux, recorded July 9, 1953, under Auditor's File No. 490355, and in Volume 257 of Deeds, Pages 69-73, in the office of the Auditor of Skagit County, Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

0092
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 26 2003

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

Assessor's Property Tax Parcel Account Number(s): 3769-034-019-0904 P54855

Dated November 26, 2003.

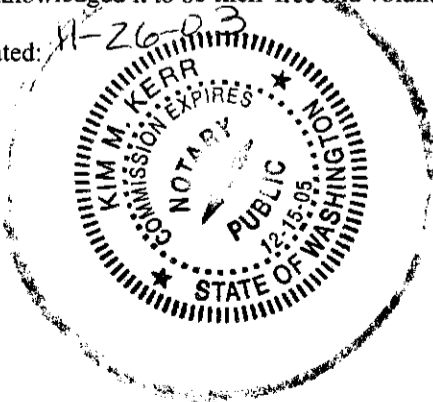
[Signature]
JAMES VIRDEN
[Signature]
SHARON L. FULTON

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that JAMES VIRDEN and SHARON L. FULTON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *11-26-03*



Kim M. Kerr
Notary Public in and for the State of Washington
Residing at *MOUNT VERNON*
My appointment expires: *12/15/05*