

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Scott T. McMullen  
2003 S. 15th Street  
Mount Vernon, WA 98274



200501140152

Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 114259-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Gunnar Pedersen, as his separate estate  
Grantee(s): Scott T. McMullen and Nelma V. McMullen  
Abbreviated Legal: Ptn NW 1/4 of SE 1/4, 29-34-4 E W.M. & Ptn Tr. C, Blackburn Ridge  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340429-4-008-0100, P119734, 4708-000-050-0100, P119735

THE GRANTOR GUNNAR PEDERSEN, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SCOTT T. McMULLEN and NELMA V. McMULLEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION


Subject to: Paragraphs A through E, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 114259-PE.

Dated January 7, 2005

  
GUNNAR PEDERSEN

# 230  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

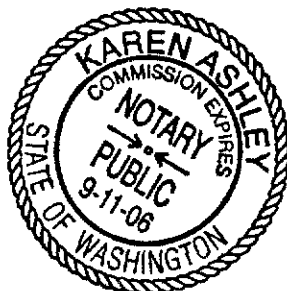
JAN 14 2005

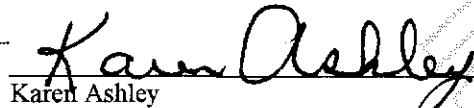
Amount Paid \$ 5518.00  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gunnar Pedersen the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 13th 2005



  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006

## EXHIBIT A

### PARCEL "A":

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East and West centerline of said Section 29, which is 198 feet East of the center of said Section;  
thence South to the South line (as it existed on February 21, 1953) of the road which runs East and West along said centerline, which is the true point of beginning of the tract herein described;  
thence East 60 feet;  
thence South 140 feet;  
thence West 60 feet;  
thence North 140 feet to the true point of beginning, EXCEPT the North 10 feet thereof conveyed to Skagit County for road.

EXCEPT the North 70 feet thereof.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

Tract "C", "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.

EXCEPT the North 70 feet thereof.

Situate in the County of Skagit, State of Washington.



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