

AFTER RECORDING MAIL TO:
Mr. and Mrs. Stephen E. Pedersen
P.O. Box 1603
Mount Vernon, WA 98273



200501200045
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114720-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Howard Minton Clifton, as Trustee of the Gray M. Clifton Testamentary Trust
Grantee(s): Stephen E. Pedersen and Tracy D. Pedersen
Abbreviated Legal: Ptn of SE 1/4 of SE 1/4 7-36-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360407-4-010-0007, P49086

THE GRANTOR HOWARD MINTON CLIFTON, as Trustee of THE GRAY M. CLIFTON TESTAMENTARY TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEPHEN E. PEDERSEN and TRACI D. PEDERSEN, 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

Dated January 12, 2005

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

GRAY M. CLIFTON TESTAMENTARY TRUST

[Signature]
By: Howard Minton Clifton, Trustee

JAN 20 2005

Amount Paid \$ 1424.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Howard Minton Clifton signed this instrument, on oath stated He is that authorized to execute the instrument and acknowledged it as the Trustee of The Gray M. Clifton Testamentary Trust to be the free and voluntary act of such party 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: September 11, 2006

EXHIBIT A

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Southerly of the Bloedel-Donovan Logging Railroad right of way and Easterly of the Pacific Highway,

EXCEPT the following described tract:

Beginning at the intersection of the South line of said subdivision and the East line of Pacific Highway; thence Northerly along the East line of said Highway 250 feet; thence East parallel to the South line of said subdivision 250 feet; thence Southerly parallel to the East line of said highway 250 feet to the South line of said subdivision; thence West along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.



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