

AFTER RECORDING MAIL TO:

Mr. Karel A. Peltram, Karel Z. Peltram

**164 Stewart Rd SW
Pacific, WA 98047**



200503160151

Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83774

Statutory Warranty Deed

Grantor(s): David A. Walde and Sandra J. Walde

Grantee(s): Karel A. Peltram and Karel Z. Peltram

Assessor's Tax Parcel Number(s): P16329, P16331, 330405-0-005-0007, 330405-0-007-0005

FIRST AMERICAN TITLE CO.

83774E

THE GRANTOR David A. Walde and Sandra J. Walde, who acquired title as Sandra J. Ullom, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karel A. Peltram, a married man as his separate estate, KAREL Z. PELTRAM, a married man as his separate estate, each as to an undivided 50% interest the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Government Lot 3, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 3, Section 5, Township 33 North, Range 4 East, W.M.; thence South 2°42'00" East, a distance of 30.03 feet to the Southerly right-of-way line of that certain County road known as the Hickox Road; thence West on said right-of-way line a distance of 882.80 feet to the true point of beginning of this description; thence South 3°44'00" East, a distance of 1188.92 feet; thence South 89°55'00" East a distance of 430.60 feet; thence North 3°13'00" West a distance of 753.30 feet; thence West a distance of 100.00 feet; thence North 3°13'00" West a distance of 435.60 feet; thence West 341.40 feet to the true point of beginning; (Also known as Tract "B" of Short Plat 37-74).

Subject to Paragraph A of Schedule B-1 of First American Title Company's preliminary commitment no. 83774.

Dated: February 24, 2005

David A. Walde

Sandra J. Walde

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1000

MAR 16 2005

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 525.00
By SS Skagit Co. Treasurer - Deputy



I certify that I know or have satisfactory evidence that David A. Walde and Sandra J. Walde, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/24/05

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 12/15/2005

Order No: 83774

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 37-74
Recorded: July 26, 1974
Auditor's No.: 804141

Said matters include but are not limited to the following:

1. Water supply -- Private well (existing) Tract A use only
2. Sewage -- Septic tank (existing) Tract A use only



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