



200506030066

Skagit County Auditor

WARRANTY DEED

THIS INDENTURE, Made the 29th day of MARCH, 2005, A.D., by and between LEROY R. MCCLENAGHAN, JR., a single person, of the County of San Diego, State of California, party of the first part, and LEROY R. MCCLENAGHAN, JR. as Trustee of the LEROY R. MCCLENAGHAN, JR. TRUST dated 3/29/2005, of the County of San Diego, State of California, party of the second part,

(Mailing address of said first named grantee is 3456 Lakeview Drive, Spring Valley, CA, 91977-2033.)

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of TEN (\$10.00) DOLLARS, to him paid by said party of the second part (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, its heirs and assigns, all the following described lots, tracts or parcels of land lying, being and situate in the County of Skagit and State of Washington, to-wit:

All of Grantor's interest in the following:
Tract 10 of SKAGIT COUNTY 5-ACRE PARCEL MAP NO. 2-75, approved March 28, 1975, recorded March 31, 1975, in Volume 1 of Short Plats, pages 28 and 29, under Auditor's File No. 815269, records of Skagit County, Washington, being a portion of the Northwest Quarter of the Southwest Quarter and the South Half of the Southwest Quarter of Section 27 and of Government Lot 3 in Section 34; all in Township 35 North, Range 9 East of the Willamette Meridian. Situated in Skagit County, Washington.

Assessor Parcel/ Tax ID Number: 350927-3-006-0114, P44790

WAC Number: 458-61-375 (2) (i)

Under the provisions of Article THIRD, paragraphs E, I, and W of the Trust Agreement, the Trustee has the power to: "sell, exchange, convey or dispose of, or to grant options with respect to, any property, real or personal, which may at any time form a part of the trust estate...", "mortgage or lease, or both, regardless of the length of the term, any real or personal property forming a part of the trust estate", and "make, execute, acknowledge and deliver any and all deeds, leases, assignments and other legal instruments necessary or proper to carry out the [trust] provisions."

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part unto its heirs and assigns forever; the said first party hereby covenanting that he is lawfully seized of an indefeasible estate in fee simple, of and in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by him or those under whom he claims; and that he will warrant and defend the title to the said premises unto the said party of the second part and unto its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year above written.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2827

JUN 03 2005

Amount Paid to
Skagit Co. Treasurer
By Deputy

Leroy R. McClenaghan, Jr.
LEROY R. MCCLENAGHAN, JR.

MAKE NO MARK BY PEN, STAMP, NOTARY SEAL OR INDICIA IN THE MARGIN OUTSIDE OF THIS BOX

* **USE BLACK INK** *

ACKNOWLEDGMENT - AN UNMARRIED PERSON

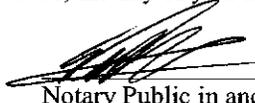
STATE OF KANSAS }
COUNTY OF JOHNSON } SS.

On this 29th day of MARCH,

20 05, before me, E. DENVER VOLD, a Notary Public, personally appeared LEROY McCLENNAGHAN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that HE executed the same as HIS free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in LEAWOOD said County and State, the day of year last above written.

E. Denver Vold
Notary Public - State of Kansas
My Appt. Expires 1005-2007



Notary Public in and for said County and State

My term expires: _____

E. DENVER VOLD
Printed Name

ACKNOWLEDGMENT - AN UNMARRIED PERSON

STATE OF _____ }
COUNTY OF _____ } SS.

On this _____ day of _____,

20 _____, before me, _____, a Notary Public, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____ said County and State, the day of year last above written.

Notary Public in and for said County and State

My term expires: _____

Printed Name



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