



200506210182
Skagit County Auditor

6/21/2005 Page 1 of 2 3:48PM

AFTER RECORDING MAIL TO:
Kalvin Burger
1101 Jameson Streete
Sedro Woolley, WA 98284

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84968

Statutory Warranty Deed

Grantor(s): Gregg McConnell
Grantee(s): Kalvin L. Burger
Assessor's Tax Parcel Number(s): 4158-000-004-0008, P76415

FIRST AMERICAN TITLE CO.
B84968-1

THE GRANTOR Gregg McConnell, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kalvin L. Burger, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, "FIDALGO ORCHARD", as per plat recorded in Volume 9 of Plats, page 90, records of Skagit County, Washington.

SUBJECT TO: Matters as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: June 16, 2005

Gregg McConnell
Gregg McConnell

Diane McConnell
BY: Diane McConnell his attorney in fact

3195
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2005

Amount Paid \$ 3309.02
By DC Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Diane McConnell, the person who appeared before me, and said person(s) acknowledged that she signed this instrument as Attorney in Fact for Gregg E. McConnell and acknowledge it to be her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes mentioned in this instrument, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Date: 6.16.05

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at FERNDALE
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Exhibit "A"

EXCEPTIONS:

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

Plat/Subdivision Name: Fidalgo Orchard
Volume/Page: Volume 9, Page 90

Said matters include but are not limited to the following:

1. The right contained in the dedication of plat to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, shown hereon.



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