

AFTER RECORDING MAIL TO:

Barbara LeSourd  
18123 Moores Garden Road  
Mount Vernon, WA 98273



200507290183

Skagit County Auditor

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Filed for Record at Request of:  
First American Title Insurance Company



First American Title  
Insurance Company

85523-2

### STATUTORY WARRANTY DEED

File No: **4223-635451 (SR)**

Date: **July 27, 2005**

Grantor(s): **Irene Crawford**

Grantee(s): **Barbara LeSourd**

Abbreviated Legal: **Lot 8, "Moore's Garden Plat"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **3958-000-008-0008 P67538 and  
3958-000-099-0305 P67580**

**THE GRANTOR(S) Irene Crawford, an unmarried person** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Barbara LeSourd, an unmarried person**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**See Exhibit "A" attached hereto.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

*Irene E Crawford By [Signature]*  
Irene Crawford

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 29 2005

Amount Paid \$ *3298*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Exhibit A  
Schedule "C"  
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 8, "MOORE'S GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

TOGETHER WITH that portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Tract 8 of "MOORE'S GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County;

That portion of Government Lot 1, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19; thence North  $55^{\circ}28'30''$  East 1369.67 feet to the most Northerly corner of Tract 1, "MOORE'S GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County; thence North  $52^{\circ}02'30''$  West to the Northerly line of that certain tract conveyed to Clinton Vaux, et al, by deed dated November 23, 1949, recorded December 1, 1949 under Auditor's File No. 438862; thence South  $55^{\circ}28'30''$  West along said Northerly line to the West line of said Section 19; thence South along said West line to the Point of Beginning.

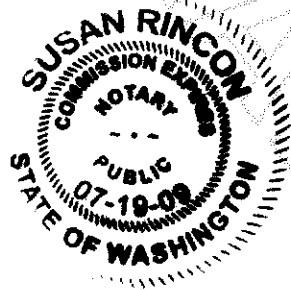


200507290183  
Skagit County Auditor

STATE OF Washington )  
 )-ss  
COUNTY OF Skagit )

On this **Twenty-eighth day of July, 2005**, before me personally appeared **Bradley J. Hershaw** to me known to be the individual who executed the foregoing instrument as Attorney in Fact for **Irene Crawford** and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



*Susan Rincon*  
Susan Rincon  
Notary Public in and for the State of Washington  
Residing at: Lake Stevens  
My appointment expires: 7/19/09

