

AFTER RECORDING MAIL TO:
Erik Pedersen, Dean Holt and Amy Holt
1274 Hillcrest Drive
Burlington, WA 98233



200510060001
Skagit County Auditor

10/6/2005 Page 1 of 1 8:47AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 118147-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Foxglove, L.L.C.
Grantee(s): Erik Pedersen, Dean Holt and Amy Holt
Abbreviated Legal ptn. SW ¼ 3-33-4 E W.M.
Assessor's Tax Parcel Number(s): 330403-1-002-0109, P16245

THE GRANTOR FOXGLOVE, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erik Pedersen, a single man, dba Pedersen Construction, as to 50% interest; and Dean Holt and Amy Holt, husband and wife, as to 50% interest the following described real estate, situated in the County of Skagit, State of Washington.

The North ½ of the Southwest ¼ of Section 3, Township 33 North, Range 4 East, W.M.


TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width, as contained in "Easement Exchange Agreement" recorded June 30, 1989, under Auditor's File No. 8906300010, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 118147-SE.

Dated September 20, 2005

Foxglove, L.L.C.


By: David Jonathan Syre, Member

5583
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 06 2005

Amount Paid \$ 6858.00
By 

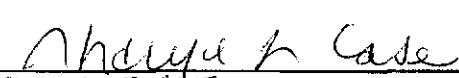
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence David Jonathan Syre is

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is A Member
of Foxglove, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9/20/05


SHERYL J CASE
Notary Public in and for the State of Washington
Residing at Bismarck
My appointment expires: 9/4/06