

AFTER RECORDING MAIL TO:
Mr. James Pearce, Ms. Lorriann Erno
715 E. Caledonia Street
La Conner, WA 98257



200604170213
Skagit County Auditor

4/17/2006 Page 1 of 1 3:42PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 120544-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Arthur E. Larvie and Kym E. Larvie
Grantee(s): James Pearce and Lorriann Erno
Abbreviated Legal: Lot 2, LC St. 96-1070 in Blk. 30, Calhoun Add.
Assessor's Tax Parcel Number(s): 4128-030-002-0200, P109582

THE GRANTOR ARTHUR E. LARVIE and KYM E. LARVIE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES PEARCE and LORRIANN ERNO, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, of LaConner Short Plat No. 96-1070, approved August, 1996, recorded September 11, 1996, in Book 12 of Short Plats, page 143, under Auditor's File No. 9609110056, records of Skagit County, Washington, and being a portion of Lots 1 and 2, Block 30, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of LaConner, 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. 120544-SE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

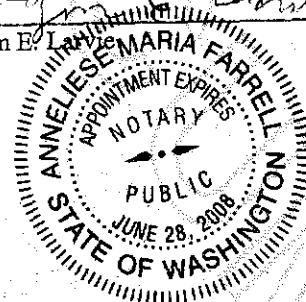
APR 17 2006

Dated April 6, 2006

Amount Paid \$ 7135.68
By Skagit Co. Treasurer Deputy

Arthur E. Larvie

Kym E. Larvie



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Arthur E. Larvie and Kym E. Larvie the person(s) 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.

Dated: 4-13-06

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08