



200604250094
Skagit County Auditor

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When recorded return original to:
Ron and Alesia Van Pelt
20633 Lafayette Road
Burlington, WA 98233
ESCROW NO. 707ZAVA
FILED FOR RECORD AT REQUEST OF:
ESCROW LEGAL SERVICES

FIRST AMERICAN TITLE CO.

87924-1

STATUTORY WARRANTY DEED

Grantor: Ronnie D. Van Pelt and Alesia L. Van Pelt, husband and wife
Grantee: Rufino Zavala Suarez, Jr., a married man, as his sole and separate property
Abbreviated legal: ptn Gov. Lot 9, Sec. 19-34-4 E W.M. (aka ptn. Lots 13 & 14, unrecorded Conway Tracts)
Tax Account No. 3769-034-019-0904 (P54855)

THE GRANTOR, Ronnie D. Van Pelt and Alesia L. Van Pelt, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rufino Zavala Suarez, Jr., a married man, as his sole and separate property, the following real estate, situated in Skagit County, in the State of Washington:

That portion of lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows: Beginning 562.5 feet South and 30 feet West of the Northeast corner of said Section; thence West, 125 feet; thence North 40 feet; thence East, 125 feet to the West line of 4th Street; thence South 40 feet to the point of beginning being known as the North 20 feet of Lot 13, and the South 20 feet of Lot 14, of the unrecorded plat of Conway Tracts; TOGETHER WITH an easement for a driveway on the North side of said property as set forth in Driveway Easement, an Agreement dated July 6, 1953, between Maude Burbank and Glenn Shellenberger, et ux, recorded July 9, 1953, under Auditor's File No. 490355, and in Volume 257 of Deeds, pages 69 through 73, in the Office of the Auditor of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 3769-034-019-0904 (P54855)

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DATED the 27 day of MARCH 2006.

#1925
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2006

Amount Paid \$ 3208.11
By Skagit Co. Treasurer
Name

Ronnie D. Van Pelt

ALESIA L. VAN PELT

STATE OF WASHINGTON)
) ss.
COUNTY OF Whatcom)

On this day personally appeared before me Ronnie D. Van Pelt and Alesia L. Van Pelt , to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of March 2006.



[Signature]
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My commission expires 8/3/2009



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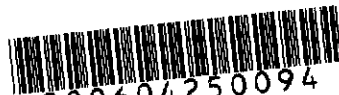
Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Glenn Shellenberger, et ux
Recorded:	July 9, 1953
Auditor's No:	490355
Purpose:	Driveway
Area Affected:	North 5 feet

Said easement contains provisions for joint maintenance of said driveway.



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