

AFTER RECORDING MAIL TO:

Mr. and Mrs. Justin Pendergrast
~~18175 Moores Garden Road~~ P.O. BOX 401
~~Mount Vernon, WA 98273~~ BURLINGTON, WA 98233



200604280175
Skagit County Auditor

4/28/2006 Page 1 of 2 3:27PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 120740-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Pearl L. Sherry
Grantee(s): Justin Pendergrast and Bethany A. Pendergrast
Abbreviated Legal: Lot 4, Moores' Garden Plat.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3958-000-004-0010, P67534

THE GRANTOR PEARL L. SHERRY, an unmarried individual, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JUSTIN PENDERGRAST and BETHANY A. PENDERGRAST**, husband and wife the following described real estate, situated in the County of **Skagit**, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 120740-PE.

Dated April 25, 2006

2047
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Pearl L. Sherry

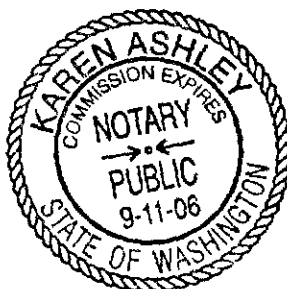
APR 28 2006

Amount Paid \$ 3511.60
By Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Pearl L. Sherry**
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: April 27 2006



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT A

PARCEL "A":

Lot 4, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Lot 4, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

That portion of Government Lot 1, Section 18, 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°28'30" East 1,369.67 feet to the most Northerly corner of Lot 1, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;
thence North 52°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°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.

Situate in the County of Skagit, State of Washington.

