

When Recorded Return to:
TODD V. JEFFERSON
105 W. Section Street
Mount Vernon WA 98273



200606220105
Skagit County Auditor

6/22/2006 Page 1 of 3 3:27PM

Chicago Title Company - Island Division

Order No: IMV1836 MKP
ic 39130

STATUTORY WARRANTY DEED

THE GRANTOR ~~MINOR/MAJORITY/IN FULL/IN PART~~ RUTH N. VAUGHN, ~~WIDOW/AND/OR~~
a single person

for and in consideration of Two Hundred Twenty-Nine Thousand Nine Hundred Fifty and
00/100...(\$229,950.00) DOLLARS

in hand paid, conveys and warrants to

TODD V. JEFFERSON, a single man and HEATHER T. MCCORMICK, a single woman, as
joint tenants with right of survivorship

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Lot 13 and 14, Block 2, MOODY'S ADDITION TO THE TOWN
OF MT. VERNON. See legal description attached hereto and by reference made a part
hereof.

Tax Account No. : 3742-002-014-0007 P53712

The grantees by signing the acceptance below, evidence their intention to acquire said
premises as joint tenants with the right of survivorship, and not as community property or as
tenants in common.

Accepted and approved

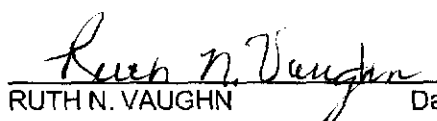

TODD V. JEFFERSON

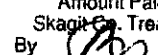

HEATHER T. MCCORMICK

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for
unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an
agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but
not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-
hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted
in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a
nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a
public nuisance.

3120
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: June 2, 2006

 2 June 2006
RUTH N. VAUGHN Date

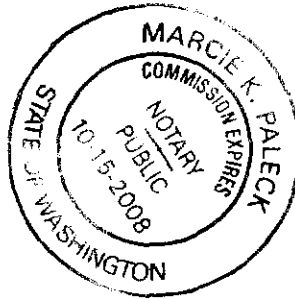
JUN 22 2006
409811
Amount Paid \$
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

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

Dated: June 2 2008 MKP

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TODD V. JEFFERSON and HEATHER T. MCCORMICK the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: June 5 2006

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



EXHIBIT "A"

Lots 13 and 14, Block 2, MOODY'S ADDITION TO THE TOWN OF MT. VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington;

EXCEPT that portion of said Lot 14, described as follows:

Beginning at the Southwest corner of said lot;
Thence East along the South line of said lot 6.75 feet;
Thence North parallel with the West line of said lot to a point 42 feet South of the North line of said lot;
Thence East parallel with the North line of said lot 12.25 feet;
Thence North 42 feet to the North line of said lot;
Thence West 19 feet to the Northwest corner of said lot;
Thence South to the point of beginning.

AND EXCEPT that portion of said Lot 14, described as follows:

Beginning at the Southwest corner of said lot;
Thence East on the South line of said lot 6.75 feet;
Thence North parallel with the West line of said lot to a point 42 feet South of the North line of said lot;
Thence East parallel with the North line of said lot 12.25 feet;
Thence North parallel with the West line of said lot to a point 33.59 feet South of the North line of said lot and the true Point of Beginning,
Thence North parallel with the West line of said lot 33.59 feet to the North line of said lot;
Thence East along the North line of said lot a distance of 5.00 feet,
Thence South parallel with the West line to a point 33.59 feet South of the North line of said lot;
Thence West along the North line 5.00 feet to the Point of Beginning.

Together with that portion of Lot 14, Block 2, MOODY'S ADDITION TO THE TOWN OF MT. VERNON, according to the plat thereof, recorded in Volume 2 of plats, page 106, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said lot;
Thence East on the South line of said lot 6.75 feet;
Thence North parallel with the West line of said lot to a point 42 feet South of the North line of said lot;
Thence East parallel with the North line of said lot 0.93 feet to the True Point of Beginning.
Thence North 03°55' 42" East 8.43 feet;
Thence East parallel with the North line of said lot 10.76 feet;
Thence South parallel with the West line of said lot 8.41 feet to a point 42 feet South of the North line of said lot;
Thence West parallel to the North line of said lot 11.32 feet to the True Point of Beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Skagit County Auditor