

When recorded return to:

Mr. and Mrs. Mat R. Ballenger
1941 Lake Whatcom Boulevard #187
Bellingham, WA 98229



200606280026

Skagit County Auditor

6/28/2006 Page 1 of 2 9:12AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121540-SE

Grantor: Kevin W. Davies and Jann B. Davies
Grantee: Mat R. Ballenger and Pamela R. Ballenger

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR KEVIN W. DAVIES and JANN B. DAVIES, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MAT R. BALLENGER and PAMELA R. BALLENGER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: ptn. GL 1&2, SE 1/4, 19-36-4 E W.M., and ptn. NE 1/4, 24-36-3 E W.M. (aka Lot 4 SP #99-0031)

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360419-0-013-0400, P118653

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. 121540-SE.

Tax Parcel Number(s): 360419-0-013-0400, P118653

Dated June 21, 2006

Kevin W. Davies
Kevin W. Davies

Jann B. Davies
Jann B. Davies

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2006

Amount Paid \$ 2942.00
By JP Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

On this 27th day of JUNE, 2006 before me personally appeared Jann B. Davies, to me known to be the individual described in and who executed the foregoing instrument her self and as Attorney in Fact for Kevin W. Davies and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

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

EXHIBIT A

Lot 4, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2000, under Auditor's File No. 200111200077, and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat.

ALSO TOGETHER WITH that certain 30 foot wide easement for ingress, egress and utilities over Lot 2 of said Short Plat, as shown on the face thereof.

Situate in the County of Skagit, State of Washington.



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6/28/2006 Page

2 of

2

9:12AM (i-1)

Page 2 of 2