

When recorded return to:

Mr. and Mrs. Kirk L. Stephenson
238 Central Avenue
Sedro Woolley, WA 98284



200610270129
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: B89594

Statutory Warranty Deed

THE GRANTORS Ivana Wood and Perry Wood, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kirk L. Stephenson, a single man and Sandra M. Stephenson, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 17 and all of Lot 18, Block 23, "REPLAT OF THE JUNCTION ADDITION TO SEDRO"
FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P76774, 4166-023-018-0004

B89594

Lots 17 and 18, Block 23 of the "REPLAT OF THE JUNCTION ADDITION TO SEDRO", recorded in Volume 3 of Plats at page 48, records of Skagit County, Washington;

EXCEPT that portion of Lot 17, Block 23 of said Plat described as follows:

Beginning at the Northeast corner of said Lot 17; thence South 2 degrees 05'13" East along the East line of Lot 17, a distance of 11.86 feet; thence North 89 degrees 45'06" West, a distance of 53.34 feet; thence South 88 degrees 23'39" West, a distance of 66.75 feet to the West line of Lot 17; thence North 2 degrees 04'37" West along the West line of Lot 17, a distance of 9.13 feet to the Northwest corner of Lot 17; thence North 87 degrees 54'57" East along the North line of Lot 17, a distance of 120.04 feet to the point of beginning.

(Also shown of record as Parcel "B", Survey recorded June 28, 2000, under Skagit County Auditor's File No. 200006280058.)

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 10-19-06

Perry Wood
Perry Wood

Ivana M. Wood 10/18/06
Ivana M. Wood

#5567
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 27 2006
354720

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that ~~Perry Wood~~ and Ivana M. Wood, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-19-06

[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-07

Notary Public
State of Washington
CHERYL A. FROELICH
My Appointment Expires Apr. 21, 2007

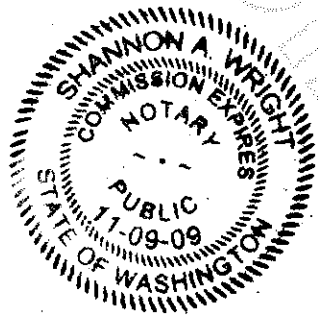
STATE OF WASHINGTON, }
County of SKAGIT } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me PERRY WOOD

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that HE
signed the same as MS free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of OCTOBER, 2006



Shannon A. Wright
Notary Public in and for the State of Washington
residing at PEDRO WOOLLEY
My appointment expires 11-09-09



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Skagit County Auditor

Exhibit (A)

EXCEPTIONS:

A. RESERVATION IN DEED

Executed by: Charles H. Ferguson and Marilyn J. Ferguson, husband and wife
Recorded: September 9, 2005
Auditor's No.: 200509090127
Regarding: Skagit County Right to Farm Ordinance

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 28, 2000
Auditor's No.: 200006280058
Affects: Subject property and other property



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