



200702210126

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name Eyran Richards
Address 2307 42nd Place
City/State Anacortes, WA 98221

Document Title(s):

1. Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

89752-2

Reference Number(s) of Documents Assigned or released:

Grantor(s):

1. Ledbetter, Steven C.
2. Ledbetter, Laura L.

[] Additional information on page of document

Grantee(s):

1. Richards, Eyran
2. Richards, Kimberly

[] Additional information on page of document

Abbreviated Legal Description:

Lot 14, "Plat of Forest Hills PUD"

Tax Parcel Number(s):

P114079

[4] Complete legal description is on page of document

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

WHEN RECORDED MAIL TO GRANTEE:

769
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 21 2007

Amount Paid \$ 827780
By Skagit Co. Treasurer Deputy

1716986
APN:
ABBR. LGL.

770
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 21 2007

Amount Paid \$ 827780
By Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

THE GRANTOR, STEVEN C. LEDBETTER AND LAURA L. LEDBETTER, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable Consideration, in hand paid, conveys and warrants to Eryan Richards and Kimberly Richards the following described real estate, situated in the County of SKAGIT, State of Washington Husband and wife

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restriction, reservations, conditions and provisions of record, if any.

Steven C Ledbetter, by Maryell
STEVEN C. LEDBETTER, by Mary Ellis, authorized signatory of
Landway Settlement Services Company, as attorney in fact

Laura L Ledbetter, by Maryell
LAURA L. LEDBETTER, by Mary Ellis, authorized signatory of
Landway Settlement Services Company, as attorney in fact



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SIGNATURES MUST BE ACKNOWLEDGED
(TO BE COMPLETED BY NOTARY)

STATE OF New Jersey §
COUNTY OF Burlington §

On this 31 day of January, 2007 before me,
Sharee McKinney, a notary public, personally appeared, Mary Ellis, on behalf of,
STEVEN C. LEDBETTER AND LAURA L. LEDBETTER, as attorney in fact, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to this
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Sharee McKinney

My Commission Expires 2-24-2010

(Seal)

SHAREE MCKINNEY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 2/24/2010



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EXHIBIT A

LEGAL DESCRIPTION:

Lot 14, "Plat of Forest Hills PUD", according to the plat thereof recorded in Volume 17 of Plats, Pages 42 and 43, records of Skagit County, Washington.



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