

When recorded return to:

Mr. and Mrs. Jimmy C Teegarden, Sr.
9020 36th Avenue S.E.
Snohomish, WA 98290



200702280007
Skagit County Auditor

2/28/2007 Page 1 of 1 8:58AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 124618-PE

Grantor: Todd William Nevin
Grantee: Jimmy C Teegarden, Sr. and Susan D. Teegarden

Statutory Warranty Deed

THE GRANTOR TODD WILLIAM NEVIN, an unmarried man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JIMMY C. TEEGARDEN, SR. and SUSAN D. TEEGARDEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lots 49-51, Cascade River Park No. 2

Lots 49, 50 and 51, "CASCADE RIVER PARK NO. 2," as per plat recorded in Volume 9 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

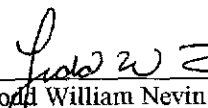
Tax Parcel Number(s): 3872-000-049-0002, P63849, 3872-000-050-0008, P63850, 3872-000-051-0007, P63851

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. 124618-PE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#860
FEB 28 2007

Dated February 26, 2007


Todd William Nevin

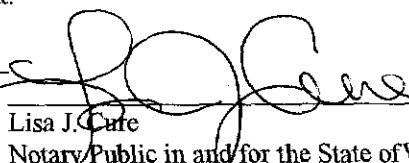
Amount Paid \$
Skagit Co. Treasurer
By Deputy

BR

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Todd William Nevin the person(s) 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.

Dated: 2/27/07


Lisa J. Cure
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 7/16/2010