

When recorded return to:

Mr. Stephen Parfomchuk  
15779 Mountain View Road  
Mount Vernon, WA 98274



200703200054  
Skagit County Auditor

3/20/2007 Page 1 of 2 11:39AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 124476-PE

Grantor: Nicholas P. DeRose and Debra S. DeRose Trust  
Grantee: Stephen Parfomchuk

LAND TITLE OF SKAGIT COUNTY

124476-PE

Statutory Warranty Deed

THE GRANTOR NICHOLAS P. DeROSE and DEBRA S. DeROSE, as Trustees of THE NICHOLAS P. AND DEBRA S. DeROSE TRUST DATED April 18, 2006, and Successors in Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEPHEN PARFOMCHUK, a married man, as his separate property the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4, 23-34-4 E WM

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340423-3-003-0000, P27673

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. 124476-PE.

Dated March 8, 2007

# 1239  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 20 2007

NICHOLAS P. DeROSE AND DEBRA S. DeROSE,  
Trustees of THE NICHOLAS P. AND DEBRA S.  
DeROSE TRUST DATED APRIL 18, 2006, and  
Successors in Trust

Amount Paid \$ 9616.00  
By Skagit Co. Treasurer Deputy

*Nicholas P. DeRose*, Trustee  
By: Nicholas P. DeRose, Trustee

*Debra S. DeRose*, Trustee  
By: Debra S. DeRose, Trustee

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Nicholas P. DeRose and Debra S. DeRose signed this instrument, on oath stated They are that authorized to execute the instrument and acknowledged it as the Trustees of The Nicholas P. and Debra S. DeRose Trust dated April 18, 2006, and Successors in Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 16th 2007



*Karen Ashley*  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: September 11, 2010

**EXHIBIT A**

The North 200 feet of the South 1,400 feet of the East ½ of the West ½ of the Southwest ¼ of Section 23,  
Township 34 North, Range 4 East, W.M.,

EXCEPT that portion thereof conveyed to Skagit County for road purposes by Deeds recorded September 20,  
1960 and September 8, 1965, under Auditor's File Nos. 598910 and 671416, respectively.

Situate in the County of Skagit, State of Washington.



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