

When recorded return to:

Peggy Bruce, Stephanie Bruce
39470 Cape Horn Road
Concrete, WA 98237

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 124789-PE

Grantor: James E. Degenstien
Grantee: Peggy L. Bruce and Stephanie L. Bruce

LAND TITLE OF SKAGIT COUNTY

124789-PE

Statutory Warranty Deed

THE GRANTOR JAMES E. DEGENSTIEN, as his separate property* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PEGGY L. BRUCE, an unmarried person and STEPHANIE L. BRUCE, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

*not Grantor's primary residence

Abbreviated Legal: A Ptn Of NE 1/4 Of SW 1/4, 15-35-7 E W.M.

The North 1/2, by area, of the following described tract, the South line of said North 1/2 being drawn parallel with the South line of the following described North 1/2 of the Northeast 1/4 of the Southwest 1/4;

The West 100 feet of the East 200 feet of that portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 North, Range 7 East, W.M., lying South of the County road known as Cape Horn Road.

Said North 1/2 is sometimes referred to as Tract "C".

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 350715-0-016-0015, P42695

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. 124789-PW.

Dated March 13, 2007

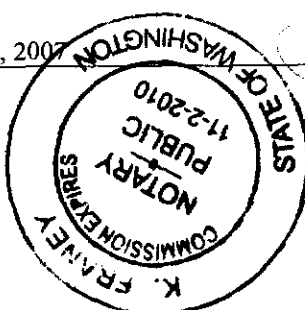
James E. Degenstien

Angeleah Gilland, wife of
James E. Degenstien

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James E. Degenstien & Angeleah Gilland the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 13, 2007



Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2010



200703230093
Skagit County Auditor

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#1313
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2007

Amount Paid \$ 3903.20
By Skagit Co. Treasurer Deputy