

When recorded return to:

Mr. and Mrs. Larry W. McClendon
42101 Cedar Street
Sedro Woolley, WA 98284



200703280004
Skagit County Auditor

3/28/2007 Page

1 of

1 8:51AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 124822-SE

Grantor: Jerry Hammer

Grantee: Larry W. McClendon and Julie L. McClendon

LAND TITLE OF SKAGIT COUNTY

124822-SE

Statutory Warranty Deed

THE GRANTOR JERRY HAMMER, as his separate property* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LARRY W. McCLENDON and JULIE L. McCLENDON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

*not Grantor's Primary residence

Abbreviated Legal: Lot 11, Pressentin Ranch

Lot 11, "PLAT OF PRESSENTIN RANCH," recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

TOGETHER WITH an Easement for ingress, egress, and utilities as delineated on the face of said plat.

1364
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

MAR 28 2007

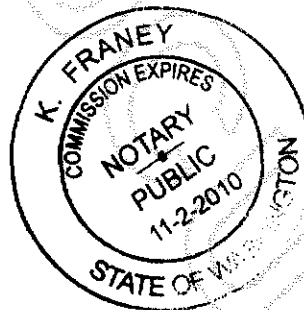
Tax Parcel Number(s): 4839-000-011-0000, P121845

Amount Paid \$ 1286.60
Skagit Co. Treasurer
By [Signature] Deputy

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. 124822-SW.

Dated March 19, 2007

Jerry Hammer
Jerry Hammer By Lurline Hammer, POA



STATE OF Washington }
COUNTY OF Skagit } SS:

On this _____ day of March, 2007 before me personally appeared Lurline Hammer, to me known to be the individual described in and who executed the foregoing instruments as Attorney in Fact for Jerry Hammer and acknowledged that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

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