

When recorded return to:

Shannon M. Rivera
1815 E. Section Street
Mount Vernon, WA 98274



200703290093
Skagit County Auditor

3/29/2007 Page 1 of 1 11:44AM

Filed for record at the request of
Land Title Company of Island Co.
Escrow No.: E10263-PCF
Title Order No.: 124723-P

Statutory Warranty Deed

Grantor(s): Angela Leopold and Michael O'Neill, wife and husband
Grantee(s): Shannon M. Rivera, a single person
Abbreviated Legal:

Lot 24, Blk. 4, Wedgwood Add. To Mount Vernon
Assessor's Tax Parcel Number(s): P54800

LAND TITLE OF SKAGIT COUNTY

124723-P

THE GRANTORS Angela Leopold and Michael O'Neill, wife and husband for and in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 in hand paid, conveys and warrants to Shannon M. Rivera, a single person the following described real estate, situated in the County of Skagit, State of Washington

Lot 24, Block 4, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.," as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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. 124723-P.

Dated March 23, 2007

Angela Leopold

Michael O'Neill

1400
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2007

STATE OF Washington }
COUNTY OF Island } SS:

Amount Paid \$ 32100
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Angela Leopold and Michael O'Neill the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/22/07

Notary Public in and for the State of Washington
Residing at Island County
My appointment expires: 2/28/11

