

When recorded return to:

Mr. and Mrs. Keith Peters
678 Cook Road
Sedro Woolley, WA 98284

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: 125076-SWE

Grantor: Sedro-Woolley School District #101
Grantee: Keith Peters and Micky Tooma-Peters

LAND TITLE OF SKAGIT COUNTY



200704170163
Skagit County Auditor

4/17/2007 Page 1 of 2 3:27PM

Statutory Warranty Deed

THE GRANTOR SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101, a municipal corporation of the State of Washington for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEITH PETERS and MICKY TOOMA-PETERS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4 Of NE 1/4, 23-35-4 E WM

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 125076-SWE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 350423-0-018-0008, P124877

Dated April 12, 2007

Sedro-Woolley School District #101



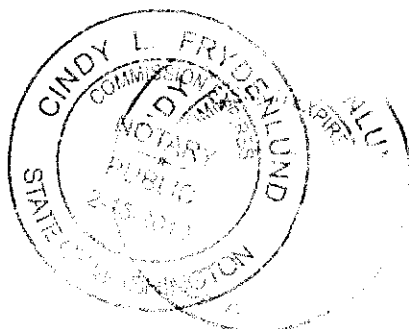
STATE OF Washington }
County of Skagit } SS:

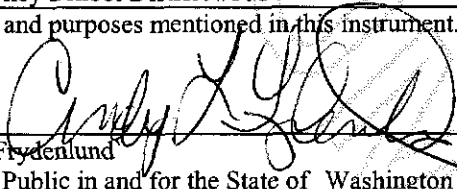
I certify that I know or have satisfactory evidence Mark Venn is

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Superintendent Secretary of Sedro-Woolley School District #101

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-13-07




Cindy Frydenlund
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 2/15/2010

1774
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2007

Amount Paid \$
By Skagit Co. Treasurer
Deputy

EXHIBIT A

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East, W.M., described as follows:

The North 109.10 feet of the South 129.10 feet of the West 55 feet of the East 110.00 feet of that parcel conveyed to Sedro-Woolley School District #101 by Statutory Warranty Deed dated April 22, 2005, recorded June 1, 2005, under Auditor's File No. 200506010069.

(Also known as Tract 2 of Survey recorded on July 14, 2006, under Auditor's File No. 200607140122, records of Skagit County, Washington.)

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



200704170163

Skagit County Auditor