

When Recorded Return to:  
TODD M. ZUMWALT  
3827 Moody Court  
Mount Vernon WA 98274



200707030084  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE11490 MJJ Title Order No: IC42727 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR VALERIE A. CURTIS, who is married to Kennan Christensen and KENNAN CHRISTENSEN, as to his homestead rights and interest

for and in consideration of **Two Hundred Seventy-Seven Thousand Five Hundred and 00/100...(\$277,500.00) DOLLARS** in hand paid, conveys and warrants to **TODD M. ZUMWALT, an unmarried individual**

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10 PLAT OF EDGEMOOR ESTATES, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4658-000-010-0009 P107396

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as more fully described below:

Dated: June 29, 2007

Valerie A. Curtis  
VALERIE A. CURTIS

Kennan Christensen  
KENNAN CHRISTENSEN

3162  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 3 2007

Amount Paid \$ 4944.50  
By [Signature] Skagit Co. Treasurer Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that VALERIE A. CURTIS and KENNAN CHRISTENSEN are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2007

Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008

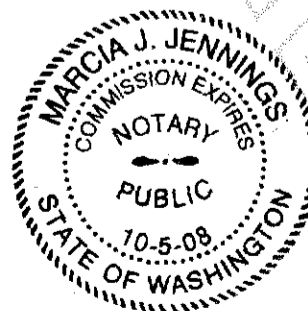


EXHIBIT 'A'

**Description:**

**Order No:** BE11490 MJJ

Lot 10 PLAT OF EDGEMOOR ESTATES, according to the Plat thereof recorded in Volume 16 of Plats, pages 62 through 64, records of Skagit County, Washington;

EXCEPTING therefrom that portion conveyed to Bryan J. Dyer by Quit Claim Deed recorded July 26, 2002 under Auditor's File No. 200207260112, more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 10;  
Thence North 89°12'57" West along the North line of said Lot 10 a distance of 69.33 feet to the Northwest corner thereof;  
Thence South 38°36'15" West along the West line of said Lot 10 a distance of 23.00 feet;  
Thence North 78°30'00" East a distance of 85.39 feet to the point of beginning.

Situated in Skagit County, Washington



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