

When recorded return to:

Mrs. Ruby Cleave, Mr. William J. Lebert
16974 Dunbar Road
Mount Vernon, WA 98273



200709140152
Skagit County Auditor

9/14/2007 Page 1 of 3 3:58PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-03069-07

Grantor: Donald B. Pierce
Grantee: Ruby Cleave and William J. Lebert

Tax Parcel Number(s): 3958-000-014-0018(P67549)

Ptn Lot 13, Lot 14, Moore's Garden Plat; Ptn 18-34-4 E W.M.

LAND TITLE OF SKAGIT COUNTY
127050-P

Statutory Warranty Deed

THE GRANTOR Donald B. Pierce, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruby Cleave, a married Person as her separate estate, William J. Lebert, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Lot 13, Lot 14, Moore's Garden Plat; Ptn 18-34-4 E W.M.

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B ATTACHED

Tax Parcel Number(s): 3958-000-014-0018(P67549)

Dated September 12, 2007

Donald B. Pierce
Donald B. Pierce

4399
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 14 2007

Amount Paid \$ 3654.00
Skagit Co. Treasurer
By mam Deputy

STATE OF WA }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald B. Pierce

is the person who appeared before me, and said person is acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/13/07

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 6/19/2009

EXHIBIT A

PARCEL "A":

Lot 13, EXCEPT the Northeasterly 60 feet thereof, and Lot 14, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the following described tract of land lying Northwesterly of the Plat of "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington, and Southwesterly of the Northeasterly line of Parcel "A" above, extended Northwesterly.

That portion of Lot 1 and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19 and all of Lots 4 and 5 of Section 18, all in Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 828.3 feet South of the Northwest corner of Section 19;
running thence South along the Westerly line of said Section 19, 289.7 feet;
thence North $54^{\circ}08'$ East 2,190 feet, more or less, to the Skagit River;
thence Westerly along the said Skagit River, 418.2 feet, more or less, to the most Easterly corner of a tract known as the Peter McKinnon Tract;
thence Southwesterly along the Southeasterly line of said McKinnon Tract to the point of beginning.

Situate in the County of Skagit, State of Washington.



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10-05(i-f)
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EXHIBIT B

EXCEPTIONS:

A. RESTRICTIVE COVENANTS IMPOSED UPON SAID PROPERTY BY INSTRUMENT:

Dated: June 30, 1954
Recorded: July 23, 1954
Auditor's No.: 504323

AMENDED BY DOCUMENT:

Recorded: November 5, 1973
Auditor's No.: 792954



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