



200710240043

Skagit County Auditor

10/24/2007 Page 1 of 2 11:18AM

AFTER RECORDING MAIL TO:

Meribeth Hutchings  
22325 Stargage Place  
Mount Vernon, WA 98274

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

92836-2

### STATUTORY WARRANTY DEED

File No: 4228-1113272 (TC)

Date: October 12, 2007

Grantor(s): **Chris A. Peppinger and Valerie M. Peppinger**

Grantee(s): **Meribeth Hutchings and Cory Hutchings**

Abbreviated Legal: **Section 28, Township 33, Range 4' Ptn. SE NE (aka Lots 1 and 2, Short Plat No. 99-0004)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **330428-2-005-0600 P116406 and 33028-1-005-0400 P116408**

**THE GRANTOR(S) Chris A. Peppinger and Valerie M. Peppinger, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Meribeth Hutchings, a single person and Cory Hutchings, a single person as joint tenants with right of survivorship**, the following described real estate, situated in the County of **Skagit**, State of **Washington**. \*D.

**Lots 1 and 2 of Skagit County Short Plat No. 99-0004, approved December 8,1999 and recorded December 10,1999 under Auditor's File No. 199912100123, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 33 North, Range 4 East. W.M.**

**Together with a non-exclusive easement for ingress, egress and utilities along the West 60 feet of the South 1/2 of the East 25 acres of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 33 North Range 4 East, W.M. Except roads as conveyed to Skagit County by Deeds recorded February 17,1917 and June 8, 1925, under Auditor's file Nos. 77417 and 184655, as created by order filed under Auditor's file No. 8506270020, records of Skagit County, Washington.**

**Also Together with a non-exclusive easement for ingress, egress and utilities over and across Stargate Place as delineated on the face of the Short Plat.**

