



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. 177417 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.

APN: 330428-2-005-0600
P116406

Statutory Warranty Deed

File No.: 4228-1113272 (TC)

- continued

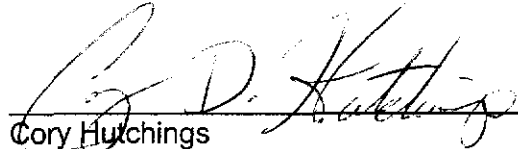
Date: 10/12/2007

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

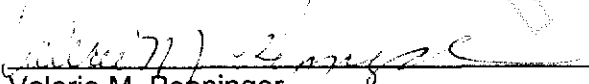
Ownership Vesting: The undersigned acknowledge and request that their ownership "vesting" for the property referenced herein is to be as "Joint Tenants with rights of Survivorship and NOT as Tenants in Common".

Grantee:


Meribeth Hutchings


Cory Hutchings


Chris A. Peppinger


Valerie M. Peppinger

4967
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 24 2007

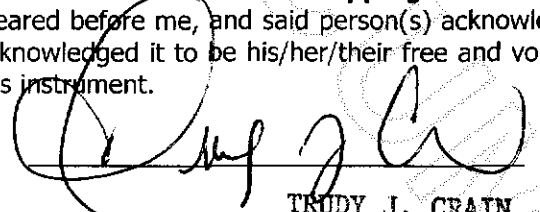
STATE OF Washington)
COUNTY OF Skagit *Snob*)-ss)

Amount Paid \$ 13,800.00
By *man* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that **Chris A. Peppinger and Valerie M. Peppinger**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/12/2007




TRUDY J. CRAIN
Notary Public in and for the State of Washington
Residing at: *Orlinton*
My appointment expires: *1-18-08*



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