



200711150122  
Skagit County Auditor

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When recorded return to:

Mr. and Mrs. George Baumgardner  
1011 Calkin Place  
Sedro Woolley, WA 98284

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: 127388-PWE

Grantor: Josh Sherwood  
Grantee: George Adam Baumgardner and Katia Baumgardner

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JOSH SHERWOOD, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to George Adam Baumgardner and Katia Baumgardner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 13, Wedmore Add.

Lot 13, "WEDMORE ADDITION," as per plat recorded in Volume 9 of Plats, page 115, records of Skagit County, Washington, EXCEPT mineral rights as reserved in Deed dated February 6, 1906 and recorded April 30, 1906, in Volume 63 of Deeds, page 175.

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

Tax Parcel Number(s): 4178-000-013-0003, P77568

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. 127388-PWE.

Dated November 14, 2007

*[Signature]*  
Josh Sherwood

5282  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 15 2007

Amount Paid \$ 2950.90  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Josh Sherwood  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 11-14-07

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