When recorded return original to:
Barbara M. Gradl and David J. Balicki
21356 Rolling Ridge Drive
Sedro Woolley, WA 98284
ESCROW NO. 2135GRAD
FILED FOR RECORD AT REQUEST OF:
ESCROW LEGAL SERVICES

200805280033
Skagit County Auditor
5/28/2008 Page 1 of 1 11:01AM

GUARDIAN NORTHWEST TITLE CO.
94742-1

STATUTORY WARRANTY DEED

Grantor: Gladys M. McCann, as her separate estate
Grantee: Barbara M. Gradl, a single woman and David J. Balicki, a single man, as tenants in common each to an undivided 50% interest
Abbreviated legal: Lot 2, "PLAT OF ROLLING RIDGE ESTATES NO. 1" (AFFECTS Parcel "A"); and Section 27, Township 35, Range 4; Ptn. SE NW (affects Parcel "B")
Tax Account No. 3987-000-002-0009 (P68547) & 350427-0-065-0105 (P37795)

THE GRANTOR, Gladys M. McCann, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Barbara M. Gradl, a single woman and David J. Balicki, a single man, as tenants in common each to an undivided 50% interest, the following real estate, situated in Skagit County, in the State of Washington:

PARCEL "A":
Lot 2, "PLAT OF ROLLING RIDGE ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

PARCEL "B":
That portion of the Southeast ¼ of the Northwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:
Beginning at the Southwest corner of Lot 2, "PLAT OF ROLLING RIDGE ESTATES NO. 1", as per plat recorded in Volume 9of Plats, pages 4 and 5, records of Skagit County, Washington; thence North 89°35'52" East along the South line of said Lot 2 a distance of 90.00 feet; thence South 0°24'05" East parallel with the East line of said Lot 2 a distance of 50.00 feet; thence South 89°35'52" West a distance of 90.00 feet to a point which bears South 0°24'08" East from the point of beginning; thence North 0°24'08" West a distance of 50.00 feet to the point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 3987-000-002-0009 (P68547) & 350427-0-065-0105 (P37795)

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1695
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAY 28 2008
Amount Paid $ 5327.20
Skagit Co. Treasurer
By nam Deputy

DATED the 23RD day of MAY, 2008

Gladys M. McCann

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Gladys M. McCann, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23RD day of MAY, 2008.

MYRNA B WEISSMAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES AUG 20, 2008

Myrna B. Weissman
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My commission expires 08 20 08

COPY OF ORIGINAL DOCUMENT