

When recorded return to:

W. Scott Irving, President
819 Commercial Ave., Suite G
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A95247



200807310113
Skagit County Auditor

7/31/2008 Page 1 of 2 3:24PM

Statutory Warranty Deed

THE GRANTORS Bruce K. McDanold and Kathleen A. McDanold, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Irving Construction Corporation, a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Lots 14 - 17, Block 1323, "NORTHERN PACIFIC ADDITION TO ANACORTES" aka Lot 19 Survey

Tax Parcel Number(s): P114146, 3809-323-019-0100

GUARDIAN NORTHWEST TITLE CO.

A95247E

Lot 19 of Survey recorded December 3, 1998 in Volume 21 of Surveys, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being a portion of Blocks 1124, 1125, 1320, 1321, 1322 and 1323, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 7/25/2008

Bruce K. McDanold

Kathleen A. McDanold

2493
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

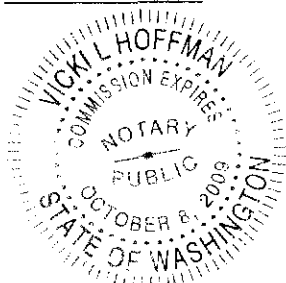
JUL 31 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid 4302.81
By

I certify that I know or have satisfactory evidence that Bruce K. McDanold and Kathleen A. McDanold, the persons 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.

Date: 7-30-08



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 3, 1998
Auditor's No.: 9812030124
Affects: Subject property and other property

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 22, 1998
Recorded: October 22, 1998
Auditor's No.: 9810220058
Executed By: Rock Ridge LLC

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 3, 1998
Recorded: December 3, 1998
Auditor's No.: 9812030121
Purpose: Utility easement
Area Affected: Portion of Lot 19



200807310113
Skagit County Auditor