

When recorded return to:

Mr. and Mrs. Robert H. Tiegs
18080 Mariposa Lane
Mount Vernon, WA 98274



200902200108
Skagit County Auditor

2/20/2009 Page 1 of 2 3:30PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 132348-SE

Grantor: Steven G. Klein and Nikki Klein
Grantee: Robert H. Tiegs and Tanya L. Tiegs

LAND TITLE OF SKAGIT COUNTY
132348-SE

Statutory Warranty Deed

THE GRANTOR STEVEN G. KLEIN, who acquired title as a single man, and NIKKI KLEIN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT H. TIEGS and TANYA L. TIEGS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot J, Montborne Heights Survey 9308180056.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4135-027-018-0300, P103873

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. 132348-SE.

Dated February 18, 2009

Steven G. Klein
Steven G. Klein

Nikki Klein
Nikki Klein

467
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 20 2009

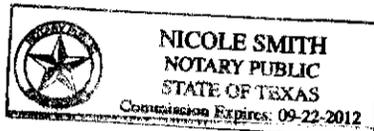
STATE OF Texas }
COUNTY OF Smith } SS:

Amount Paid: 5,256.00
Skagit Co. Treasurer
By DL Deputy

I certify that I know or have satisfactory evidence that Steven G. Klein and Nikki Klein the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 19, 2009

Nicole Smith



Notary Public in and for the State of Texas
Residing at P.O. Box 388, Winona, TX. 75792 FNB-Winnsboro
My appointment expires: 9-20-12

EXHIBIT A

Schedule "A-1"

132348-SE

DESCRIPTION:

Tract J of that certain Record of Survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

TOGETHER WITH a non-exclusive easement for ingress and egress over those portions of Tracts I through N and S through Z, delineated as "Private Road Easement" on the face of said Survey entitled, MONTBORNE HEIGHTS (Revised), and also together with an easement for utilities over that certain 7 foot strip adjacent to the Southerly line of said "Private Road Easement". EXCEPTING THEREFROM, those portions lying within the main tract above described.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor