

When recorded return to:

Mr. Devan D. Ballard, Ms. Roxanne J. Bailey  
1518 South 3rd Street  
Mount Vernon, WA 98273



200904290171  
Skagit County Auditor

4/29/2009 Page 1 of 2 3:53PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 132923-PE

Grantor: Henry R. Leander and Ilene F. Leander  
Grantee: Roxanne J. Bailey and Devan D. Ballard

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR ILENE F. LEANDER, who acquired title as ILENE F. NICHOLSON and HENRY R. LEANDER, wife and husband, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROXANNE J. BAILEY, a single person and DEVAN D. BALLARD, a single person, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4 NE 1/4, 30-34-4 E W.M. *RB/B*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340430-0-265-0000, P29122

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 340430-0-265-0000, P29122

Dated 4/28/09

Henry R. Leander  
Henry R. Leander

Ilene F. Leander  
Ilene F. Leander

1216  
SKAGIT COUNTY WASHINGTON  
Real Estate Tax  
APR 29 2009  
2762.22  
By: *tu*

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Henry R. Leander and Ilene F. Leander 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: 4/28/09

Anneliese Maria Farrell  
Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Conner  
My appointment expires: 6/28/12

ANNELIESE MARIA FARRELL  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 6-28-2012

## EXHIBIT A

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the East side of 3<sup>rd</sup> Street in the City of Mount Vernon 140 feet North of the Southerly line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North along said East line of 3<sup>rd</sup> Street 40 feet;  
thence East to a point 12 feet West of the right of way of the Great Northern Railway;  
thence Southerly on a line 12 feet West of the West line of said railroad right of way to a point East of the point of beginning;  
thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.



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4/29/2009 Page

2 of

2 3:53PM