

When recorded return to:
Mr. and Mrs. Jay A. Matzko
3415 Cedar Glen Court
Anacortes, WA 98221



7/1/2009 Page 1 of 1 12:49PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 132958-PAE

Grantor: The J.F. McAllister and S. Kelley McAllister Living Trust
Grantee: Jay A. Matzko and Terri L. Matzko
Abbreviated Legal: Lot 7, Cedar Glen Plat Phase II.
Tax Parcel Number(s): P120978/4825-000-007-0000

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR J.F. MCALLISTER AND S. KELLEY MCALLISTER, AS CO-TRUSTEES, OR ANY SUCCESSOR TRUSTEE, UDT DATED JANUARY 7, 2002, KNOWN AS THE J.F. MCALLISTER AND S. KELLEY MCALLISTER LIVING TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAY A. MATZKO AND TERRI L. MATZKO, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington

Lot 7, "CEDAR GLEN PLAT PHASE II," as per plat recorded on November 13, 2003, under Auditor's File No. 200311130098, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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. 132958-PA.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1937

Dated June 24, 2009

JUL 01 2009

Amount Paid \$ 7392.00
Skagit Co. Treasurer
By MF Deputy

The J.F. McAllister and S. Kelley McAllister Living Trust

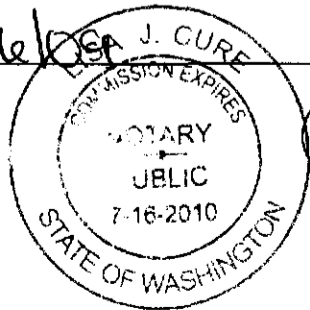
JF McAllister
By: J.F. McAllister, Co-Trustee

S. Kelley McAllister
By: S. Kelley McAllister, Co-Trustee

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that J. F. McAllister and S. Kelley McAllister signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Co-Trustees of The J. F. McAllister and S. Kelley McAllister Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/26/09



Lisa J. Cure
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 7/16/2010