

When recorded return to:

Mr. and Mrs. Leon P. Leonovich
31884 South Skagit Hwy
Sedro Woolley, WA 98284



200908180058
Skagit County Auditor

8/18/2009 Page 1 of 2 3:32PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 134216-PE

Grantor: Virginia E. Courson
Grantee: Leon P. Leonovich and Carroll C. Leonovich

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR VIRGINIA E. COURSON, a single woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LEON P. LEONOVICH and CARROLL C. LEONOVICH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4, 29-35-6 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350629-1-002-0402, P41993, 350629-1-002-0501, P41994, 350629-1-002-0204, P41991

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. 134216-PW.

Dated August 6, 2009

Virginia E. Courson by Eldeen Gilbert 2518
Virginia E. Courson SKAGIT COUNTY WASHINGTON
as her attorney in fact REAL ESTATE EXCISE TAX

AUG 18 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2247.80
By WF Skagit Co. Treasurer Deputy

On this 18th day of August, 2009 before me personally appeared Eldeen Gilbert, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Virginia E. Courson and acknowledged that she signed and sealed the same as the free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written
(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2010

EXHIBIT A

Schedule "A-1"

134216-PW

DESCRIPTION:

The South 383.20 feet of Tract B of Revised Skagit County Short Plat No. 38-79, approved January 15, 1980 and recorded January 30, 1980, in Volume 4 of Short Plats, page 29, under Auditor's File No. 8001300016; being a portion of the Northeast ¼ of the Northeast ¼ of Section 29, Township 35 North, Range 6 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 60 feet of said Tract B, EXCEPT the South 383.20 feet thereof.

Tract B of Revised Skagit County Short Plat No. 38-79, approved January 15, 1980 and recorded January 30, 1980, in Volume 4 of Short Plats, page 29, under Auditor's File No. 8001300016; being a portion of the Northeast ¼ of the Northeast ¼ of Section 29, Township 35 North, Range 6 East, W.M., EXCEPTING thereof the South 383.20 feet.

TOGETHER WITH a non-exclusive easement for underground utilities over and across the East 20 feet of Tract B of said Skagit County Short Plat No. 38-79.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor