



201103080031

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Russ Leighton
649 Silver Creek Place
Sedro Woolley, WA 98284

LAND TITLE OF SKAGIT COUNTY

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC
Escrow Number: 110468
Title Number: 137924 **Land Title Company of Skagit County**

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 36040510031101/P48890

THE GRANTOR, Aurora Loan Services, LLC, for and in consideration of ~~\$200,800.00~~ in hand paid,
conveys and warrants to:

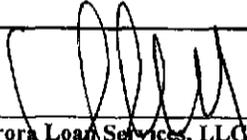
\$180,230.00

~~/Russ Leighton/~~ Russ T Leighton A Single Person

the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description: Tr 20 of SP 108-76 Silver Creek Ranch Div NO 2
located in Sections 4 & 5 - Twp 36 N - R 4 E W.M.
Please see attached Exhibit A

SUBJECT TO: Any and all items disclosed of the public record or on a commitment of title, including
without limitation any agreements, conditions, covenants, declarations, easements, notices, rights,
reservations, and/or restrictions which are incorporated herein as if fully set forth.


Aurora Loan Services, LLC, by LPS Asset
Management Solutions, Inc., as attorney in fact

Pamela J. Crocker, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

669

MAR 08 2011

Amount Paid \$ 323.09

Skagit Co. Treasurer

By  Deputy

Dated: January 14, 2011

STATE OF Colorado
COUNTY OF Jefferson } SS:

I certify that I know or have satisfactory evidence that Pamela J. Crocker, Vice President is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said Grantor Aurora Loan Services, LLC, for the uses and purposes mentioned in the instrument.

Dated: January 14, 2011

J. Cee

* LPS Asset Management Solutions, Inc.
as attorney in fact.

Notary Public in and for the State of Colorado
Residing at _____

My appointment expires: 6/17/2013

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013



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EXHIBIT A

Tract 20 of Short Plat No. 108-76, being that certain 5 Acre Parcel Subdivision entitled, "SILVER CREEK RANCH, DIVISION NO. 2", located in Sections 4 and 5, Township 36 North, Range 4 East, W.M., approved November 23, 1976 and recorded November 23, 1976, under Auditor's File No. 846420, in Volume 2 of Short Plats, pages 1 and 2, records of Skagit County, Washington, EXCEPT mineral rights as reserved by Vista-Bella Investments, Inc., by instrument recorded November 22, 1977, under Auditor's File No. 869119, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land primarily 60 feet in width, delineated on the face of said Short Plat No. 108-76, as said Short Plat is set forth above, and as set forth on the face of Short Plat No. 108-76, approved June 14, 1976 and recorded June 29, 1976, under Auditor's File No. 838023, in Volume 1 of Short Plats, page 142, records of Skagit County, Washington, sometimes referred to as Silver Creek Drive.

Situate in the County of Skagit, State of Washington.



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