

AFTER RECORDING MAIL TO:
Rocky and Melody Lohoff
17469 S Skyridge Drive
Mount Vernon WA 98274



Skagit County Auditor \$73.00
4/29/2016 Page 1 of 1 4:08PM

Filed for Record at Request of: WFG National Title Company
Escrow Number: 661609

Statutory Warranty Deed Land Title and Escrow

Grantor(s): Pegram Investment CO., L.P. 154954-S
Grantee(s): Rocky Lohoff and Melody Lohoff, husband and wife
Abbreviated Legal: Lot 1, Skyridge #3.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 44270000010006 p#2009 WFG NAT'L TITLE
order no. 1661609

THE GRANTOR Pegram Investment CO., L.P. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rocky Lohoff and Melody Lohoff, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, "PLAT OF SKYRIDGE, DIV. NO. III," as per plat recorded in Volume 13 of Plats, page 22, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 4/26/2016

By Michael E. Pegram
By: Michael E. Pegram, It's General Partner

State of Washington Nevada

SS:

County of Douglas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161699
APR 29 2016

Amount Paid \$ 11,575.00

Skagit Co. Treasurer
By Man Deputy

On this 28 day of April 2016, before me the undersigned, a Notary Public in and for the State of Washington, duly appointed and sworn personally appeared Michael E. Pegram NEVADA RD, to me known to be the General Partner of Pegram Investment CO., L.P., the partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that HE authorized to execute said instrument on behalf of said partnership, and on oath further stated that said partnership was authorized to execute the instrument and acknowledged it as the General partner of Pegram Investment CO., L.P. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Given under my hand and official seal the day and year last above written.

Robert D. McNeely

Notary Public in and for the State of Nevada
Residing at Carson City
My Appointment expires: April 23, 2020

