

AFTER RECORDING MAIL TO:  
Kevin J. Leduc  
3618 Mohawk  
Mount Vernon, WA 98273



199910260253

Kathy Hill, Skagit County Auditor  
10/26/1999 Page 1 of 2 1:13:13PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-91443-E  
LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Douglas L. Nelson, Denise L. Nelson  
Grantee(s): Kevin J. Leduc, Barbara S. Leduc  
Abbreviated Legal: Lot 14, THUNDERBIRD 4  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4570-000-014-0003/P100796

**THE GRANTOR** DOUGLAS L. NELSON and DENISE L. NELSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEVIN J. LEDUC and BARBARA S. LEDUC, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: Lot 14, "PLAT OF THUNDERBIRD 4", as per plat recorded in Volume 15 of Plats, pages 14, 15 and 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

See Attached Exhibit A  
Dated this 20th day of October, 1999

# 32110  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

By Douglas L. Nelson  
Douglas L. Nelson

By OCT 26 1999

By Denise L. Nelson  
Denise L. Nelson

Amount Paid \$ 3293.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that DOUGLAS L. NELSON and DENISE L. NELSON is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: OCTOBER 25, 1999

Candace M. Taylor  
Candace M. Taylor  
Notary Public in and for the State of WASHINGTON  
Residing at MOUNT VERNON  
My appointment expires: 1/01/2001

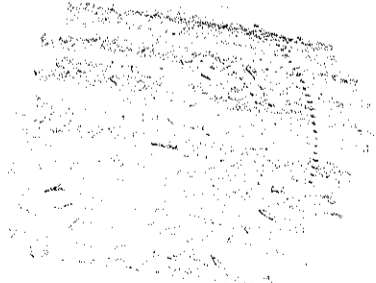


Exhibit A

SUBJECT TO: Easement recorded July 23, 1991, under Auditor's File No. 9107230069; Rights to make slopes fur cuts and fills for original reasonable grading of roads and ways as set forth on the face of the Plat; Utility easement as set forth on the face of the Plat; Private Drainage Easement as set forth on the face of the Plat; Covenants, Conditions, Restrictions and Easements recorded October 30, 1991, under Auditor's File No. 9110300056; Easement for drainage as set forth on the face of the Plat.

