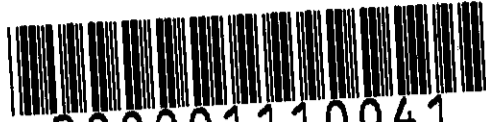


When Recorded Return to:
CHRIS A. PEPPINGER
VALERIE M. PEPPINGER
P.O. Box 526
Conway WA 98238


200001110041
Kathy Hill, Skagit County Auditor
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Island Title Company
Order No: BE3620 MKP

STATUTORY WARRANTY DEED

ISLAND TITLE CO. *SB-15572*

THE GRANTOR KATHY BURTON, also appearing as Kathy I. Burton, a single person, as her separate estate

for and in consideration of Three Hundred Forty Thousand and 00/100...(\$340,000.00)
DOLLARS

in hand paid, conveys and warrants to

CHRIS A. PEPPINGER and VALERIE M. PEPPINGER, husband and wife

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

Lots 1 & 2, SKAGIT COUNTY SP #99-0004
Ptn. SE NE, Sec. 28, T33N, R4E, W.M.
See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 330428-1-005-0008 P17394

33358
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Subject to: Restrictions, reservations and easements of record.

JAN 11 2000

Dated: January 10, 2000

Amount Paid \$ *5202.00*
Skagit Co. Treasurer
By *Lp* Deputy

Kathy Burton *1-10-2000*
KATHY BURTON Date



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KATHY BURTON the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: January 10, 2000

Marcie K. Paleck MARCIE K. PALECK

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2000

SB-15572

EXHIBIT "A"

PARCEL A:

Lots 1 and 2, SKAGIT COUNTY SHORT PLAT NO. 99-0004, approved December 8, 1999, and recorded December 10, 1999, under Auditor's File No. 199912100123, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter in Section 28, Township 33 North, Range 4 East of the Willamette Meridian.

PARCEL B:

An easement for ingress, egress and utilities along the West 60 feet of the South Half of the East 25 acres of the Southeast Quarter of the Northeast Quarter of Section 28, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT roads conveyed to Skagit County Deeds recorded February 17, 1917, and June 8, 1925, under Auditor's File Nos. 117417 and 184655, as created by order recorded under Auditor's File No. 8506270020, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200001110041

Kathy Hill, Skagit County Auditor

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