

When recorded return to:

Mr. and Mrs. Scott M. Kingma
19658 Montpilar Place
Mount Vernon, WA 98274



200704190143
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 125165-PE

Grantor: Milo Stevens and Joyce A. Stevens
Grantee: Scott M. Kingma and Melissa L. Kingma

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR MILO STEVENS and JOYCE A. STEVENS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SCOTT M. KINGMA and MELISSA L. KINGMA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 9, Skyridge Div. 7

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4592-000-009-0008, P102672

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. 125165-PE.

Dated April 12, 2007

Milo Stevens
Milo Stevens

Joyce A. Stevens
Joyce A. Stevens

1823
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 19 2007

7392.25
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: April 17th 2007

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
Appointment expires: 9/11/2010



EXHIBIT A

Lot 9, "PLAT OF SKYRIDGE DIV. VII," as per plat recorded in Volume 15 of Plats, pages 58 and 59, records of Skagit County, Washington.

TOGETHER WITH that portion of the 'Detention Pond' Tract, as shown on the "PLAT OF SKYRIDGE DIV. VII," as per plat recorded in Volume 15 of Plats, pages 58 and 59, records of Skagit County, Washington and being more particularly described as follows:

Beginning at the Easterly most corner of Lot 9 said "PLAT OF SKYRIDGE DIV. VII,";
thence North $89^{\circ}35'49''$ West, along the common line between said lot 9 and the 'Detention Pond' Tract, 45.92 feet (called 45.93 feet on said plat) to an angel point on said common line;
thence North $23^{\circ}52'12''$ West, along said common line, 25.62 feet, more or less, to a point bearing North $67^{\circ}07'06''$ West from the point of beginning;
thence South $67^{\circ}07'06''$ East, 61.09 feet, more or less, to the point of beginning.

AND ALSO TOGETHER with that portion of Tract 'B', Skagit County Short Plat No. 23-76, approved May 26, 1976 and recorded May 27, 1976 under Auditor's File No. 835799 in Volume 1 of Short Plats, pages 134 and 135, records of Skagit County, Washington, being a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., lying Southerly of the following described line:

Beginning at the Southwest corner of said Tract 'B', Skagit County Short Plat No. 23-76, from which the South line of said Tract 'B' bears South $89^{\circ}36'49''$ East;
thence North $76^{\circ}54'51''$ East parallel with and Northerly of an existing fence line, 154.08 feet, more or less, to the East line of said Tract 'B' at a point bearing North $0^{\circ}02'50''$ East, 35.89 feet, from the Southeast corner of said Tract 'B' and being the terminus of said line.

Situate in the County of Skagit, State of Washington.



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