

WHEN RECORDED RETURN TO:  
THOMAS D. BIGSBY, PLLC  
Attorney at Law  
1907 Everett Avenue  
Everett, WA 98201



200707300145

Skagit County Auditor

7/30/2007 Page 1 of 3 11:42AM

LAND TITLE OF SKAGIT COUNTY

124362-2

**STATUTORY WARRANTY DEED**

**GRANTORS:** MAURICE A. PRESTON and DORINA S. PRESTON, husband and wife

**GRANTEES:** WILLIAM W. WADDELL and MELISSA G. WADDELL, husband and wife

**ABBREV. LEGAL DESCRIPTION:** PTN LOT 26, BLK 3, LAKE CAV. #3.

**TAX ACCOUNT NO.:** 3939-003026-0400

GRANTORS, MAURICE A. PRESTON and DORINA S. PRESTON, husband and wife for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to GRANTEES, WILLIAM W. WADDELL and MELISSA G. WADDELL, husband and wife, the above-described real estate, situated in the County of Skagit, State of Washington.

DATED this 30<sup>th</sup> day of July, 2007.

Please keep signature inside this box.

**GRANTORS**

3577  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 30 2007

*Maurice A. Preston*

MAURICE A. PRESTON

*Dorina S. Preston*

DORINA S. PRESTON

Amount Paid \$ 806.00  
Skagit Co. Treasurer  
By *J. Ross* Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me MAURICE A. PRESTON and DORINA S. PRESTON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Please keep signature and notary seal inside this box.  
GIVEN under my hand and official seal this 27 day of July, 2007.



*Heather Anne Hemm*  
NOTARY PUBLIC in and for the State of  
Washington residing at: Seattle  
My Appointment Expires: 8/30/2007



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DESCRIPTION:

PARCEL "A":

That portion of Lot 26, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 26;  
thence South 0°00'00" East along the East line of said Lot 26 for 563.75 feet to the true point of beginning;  
thence continuing South 0°00'00" East for a distance of 69.54 feet;  
thence North 89°37' West for a distance of 535.59 feet to the West line of said Lot 26;  
thence North 30°00'30" East along the said West line for a distance of 80.00 feet to the Southwest corner of that tract conveyed to John P. Bounds and wife by deed recorded August 30, 1974, under Auditor's File No. 805629, records of Skagit County, Washington;  
thence South 89°37' East for a distance of 495.58 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 26, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 26;  
thence South 0°00'00" East, along the East line thereof, a distance of 498.55 feet to the true point of beginning;  
thence continue South 0°00'00" East, along said East line, a distance of 65.20 feet;  
thence North 89°37' West, a distance of 495.58 feet to the West line of said Lot 26;  
thence North 30°00'30" East, along said West line, a distance of 75 feet;  
thence South 89°37' East, a distance of 458.07 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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