

When recorded return to:

Mr. and Mrs. Jeffrey M. Nelson  
P.O. Box 2204  
Mount Vernon, WA 98273

200710120075  
Skagit County Auditor  
10/12/2007 Page 1 of 2 11:52AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 127106-SE

Grantor: Lavern Wiebe and Joanne Wiebe  
Grantee: Jeffrey M. Nelson and Amarah V. Nelson

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR Lavern Wiebe and Joanne Wiebe, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY M. NELSON and AMORAH V. NELSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1, Sunnyside Big Lake Trs. TGW Ptn Vac. R/R R/W.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4025-000-001-0002, P69871

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. 127106-SE.

Dated September 26, 2007

Lavern Wiebe  
Lavern Wiebe

Joanne Wiebe  
Joanne Wiebe

4823  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 12 2007

STATE OF Oregon }  
COUNTY OF LINCOLN } SS:

Amount Paid: 3,832.00  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Lavern Wiebe and Joanne Wiebe 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: 9/27/07

[Signature]



Notary Public in and for the State of Oregon  
Residing at LINCOLN CITY OR 97367  
My appointment expires: 10-31-07

Escrow No.: 127106-SE

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCEL "A":

Lot 1, "ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for purposes of ingress, egress and utilities over and across the Northeasterly 20 feet of Lots 1 through 19, inclusive, of said plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the 140 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East, W.M. which lies between the Northeasterly extension of the Southeasterly line of Lot 1 of "ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington and the North line of said Section 7, EXCEPT the Northeasterly 50 feet of said right of way.

Situate in the County of Skagit, State of Washington.



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