

200711150100
Skagit County Auditor
11/15/2007 Page 1 of 2 1:54PM

When recorded return to:

Mr. and Mrs. Gregory H. Sanders
23598 State Route 534
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B92418

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
B92418E-2

THE GRANTORS Brian L. Breckenridge and Lori A. Breckenridge, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gregory H. Sanders and Trista M. Sanders, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 9-16, Block 8, and Lots 1-6, Block 9, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P75095, 4145-009-006-0003, ~~P75094, 4145-008-016-0003~~

The North 190 feet of the following described property:

Lots 9 through 16, inclusive, Block 8 and Lots 1 through 6, inclusive, Block 9, all in the plat of, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 107, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Walnut Street abutting thereon which have reverted to said premises by operation of law.

SUBJECT TO covenants, conditions, restrictions, and easements per attached Schedule B-1, made a part hereof, comprising one page.

Dated 11-13-07

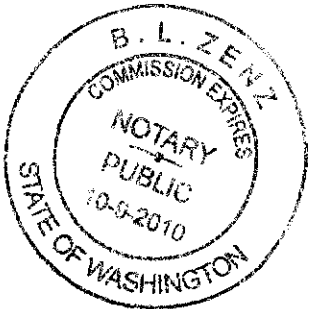
Brian L. Breckenridge ⁶²⁷¹ SKAGIT COUNTY WASHINGTON Real Estate Excise Tax PAID Lori A. Breckenridge

NOV 15 2007
Amount Paid \$ 5113.60
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian L. Breckenridge and Lori A. Breckenridge, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-13-07



[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
 Dated: September 21, 1999
 Recorded: September 28, 1999
 Auditor's No.: 199909280087
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
 Area Affected: Portion of subject property

D. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: February 26, 2007
 Auditor's No.: 200702260201

E. RESERVATION CONTAINED IN DEED:

Executed by: Brian L. Breckenridge and Lori A. Breckenridge
 Recorded: July 30, 2007
 Auditor's No.: 200707300157



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