

When recorded return to:
Carl Schiefelbein
1420 Wildflower Way
Sedro Woolley, WA 98284



200907230231
Skagit County Auditor

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POOR ORIGINAL

The Talon Group
Escrow Number: 9-0907-011

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED 97695-1

THE GRANTOR(S) Tara L. Kipp, an unmarried woman for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to Carl W. Schiefelbein III, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington:

Lot 15, "Plat of Sauk Mountain View Estates North, Phase 1, Wild Flower", according to the plat thereof, recorded May 9, 2003 under Auditor's File No. 20030509001, records of Skagit County, Washington.

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 15, "Plat of Sauk Mountain View Estates North, Phase 1, Wild Flower"

Tax Parcel 4813-000-015-0000(P120320)
Number(s):

Dated: 7/16/2009

Tara L. Kipp

Tara L. Kipp

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2208
JUL 23 2009

Amount Paid \$ 2123.20
Skagit Co. Treasurer
By nam Deputy

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

ss.

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

Dated: 7.20.09

David E. Johansen
Notary name printed or typed: DAVID E. JOHANSEN
Notary Public in and for the State of WA
Residing at EDMONDS
My appointment expires: July 29, 2010

