

WHEN RECORDED RETURN TO:  
Name: Parham Ghavami  
Address: 43956 Eagle View Court  
Concrete, WA 98237



201008170038  
Skagit County Auditor

8/17/2010 Page 1 of 2 1:59PM

LAND TITLE OF SKAGIT COUNTY  
136988-5

Escrow Number: 992839  
Filed for Record at Request of: **Stewart Title Company**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), John A. Lambert and Katherine M. Lambert, husband and wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Parham K. Ghavami and Farah Cassis-Ghavami, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 88, Wilderness Village Div. 3 TGW Ptn Lot 4, Eagle Hill.

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO:** This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title, which may appear in the public record, including those shown on any record plat or survey.

Tax Parcel Number(s): 4614-000-088-0007 PID P104376  
4660-000-004-0300 PID P108415

Dated: August 12, 2010

John A. Lambert

Katherine M. Lambert

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2500

AUG 17 2010

Amount Paid \$ 6413.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

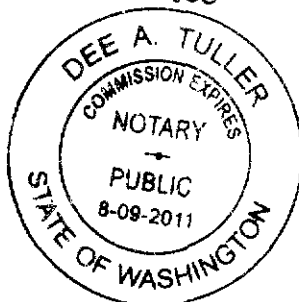
STATE OF Washington

SS.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that John A. Lambert and Katherine M. Lambert are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 16th, 2010



Notary name printed or typed: Dee Tuller  
Notary Public in and for the State of Washington  
Residing at Tacoma  
My appointment expires: 8/9/11

**Schedule "A-1"**

136988-S

**DESCRIPTION:**

**PARCEL "A":**

Lot 88, "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIV. NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Lot 4, "PLAT OF EAGLE HILL," as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington.

Also known as that portion of Government Lot 3, Section 9, Township 35 North, Range 8 East, W.M., lying North of the following described line:

Beginning at the Southeast corner of the "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIV. NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington; thence South 89°28'13" East along the Easterly projection of the South line of said Plat, a distance of 100 feet; thence North 70°00'00" East to the Skagit River and the terminus of said line, and lying Southerly of the North line of Lot 86, of said Plat, and said North line projected Easterly,

EXCEPT that portion of the above described parcel lying Southerly of the South line of Lot 88 and that portion lying Northerly of the North line of Lot 88 of said "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIV. NO. 3", projected Easterly.

Situate in the County of Skagit, State of Washington.



201008170038

Skagit County Auditor