

This document prepared by:

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12/10/2010 Page 1 of 3 1:44PM

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JAMES D. MORGAREIDGE, WHO TOOK TITLE AS JAMES D. MORGAREIDGE, AN UNMARRIED PERSON, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto JAMES D. MORGAREIDGE AND STEPHANIE A. MORGAREIDGE, HUSBAND AND WIFE, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of SKAGIT, State of Washington, to-wit:

For Legal Description see exhibit "A" attached hereto and made a part hereof page 3
Lot 20, Block N, Cape Horn on the Skagit Division No. 2
Assessor's Property Tax Parcel/Account Number: ~~P63441~~ 3869-014-020-0001

Prior instrument reference: Document No. 2611170137, of the Recorder of SKAGIT County, Washington.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WA - Warranty Deed

Order #

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3732

DEC 10 2010

Amount Paid \$
Skagit Co. Treasurer
By *NMM* Deputy

WITNESS Grantor(s) hand(s) this the 1 day of December, 2010.

[Signature]
JAMES D. MORGAREIDGE

[Signature]
STEPHANIE A. MORGAREIDGE

STATE OF Washington

COUNTY OF Skagit

On this day personally appeared before me James D Morgareidge and Stephanie A. Morgareidge to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this first day of December, 2010.

[Signature]
Notary Public residing at 16407 41st Avenue
Arlington WA 98223
Printed Name: Clarence W. Armstrong

My Commission Expires: 10-09-2011

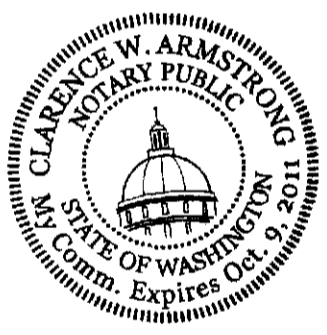


EXHIBIT A
(Legal Description)

ALL THAT PARCEL OF LAND IN CITY OF CONCRETE, SKAGIT COUNTY, STATE OF WASHINGTON, AS DESCRIBED IN DEED DOC # 2611170137, ID# 3869-014-020-0001, BEING KNOWN AND DESIGNATED AS:

LOT 20, BLOCK N, "CAPE HORN ON THE SKAGIT DIVISION NO.2," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WAHSINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BY FEE SIMPLE DEED FROM ERIC M. STRINGFIELD, AN UNMARRIED MAN, AS HIS SEPARATE PROPERTY AS SET FORTH IN DEED DOC # 2611170137, DATED 11/14/2006 AND RECORDED 11/17/2006, SKAGIT COUNTY RECORDS, STATE OF WASHINGTON.

