

When recorded return to:

Mr. Ronald D. Frederick, Trustee
4912 Monte Vista Place
Mount Vernon, WA 98273



200606200109

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121382-PE

Grantor: Ralph Dwayne Sutton and Victoria Lynn Sutton
Grantee: Ronald D. Frederick and Catherine H. Frederick, Trustees of the Ronald D. Revocable Trust

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR RALPH DWAYNE SUTTON and VICTORIA LYNN SUTTON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RONALD D. FREDERICK and CATHERINE H. FREDERICK, Trustees of the RONALD D. FREDERICK REVOCABLE TRUST, created under Trust Agreement dated August 27, 1998 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lots 13 & 14, Monte Vista Terrace aka Ptn Trs. 2 & 3, MV-8-76

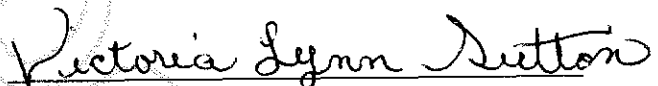
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 121382-PE.

Tax Parcel Number(s): 3956-000-013-0102, P67498

Dated June 9, 2006



Ralph Dwayne Sutton


Victoria Lynn Sutton

* 3080
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

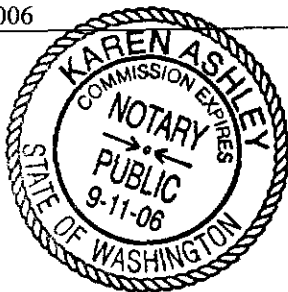
JUN 20 2006

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 7036⁰⁰
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Ralph Dwayne Sutton and Victoria Lynn Sutton** 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: June 12, 2006





Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT A

Tracts 2 and 3 of Mount Vernon Short Plat No. MV-8-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976 and recorded in Volume 1 of Short Plats, page 105, under Auditor's File No. 829863, records of Skagit County, Washington; being a portion of Lots 13 And 14, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington, EXCEPT that portion conveyed by Auditor's File No. 9101180032, described as follows:

That portion of Tract 2 of Mount Vernon Short Plat No. MV-8-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976 and recorded in Volume 1 of Short Plats, page 105, under Auditor's File No. 829863, records of Skagit County, Washington; being a portion of Lots 13 and 14, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington, described as follows:

Beginning at the Westerlymost corner of said Tract 2;

thence Southeasterly along the Easterly line of Monte Vista Drive, 5 feet;

thence Northeasterly in a straight line to a point on the Northwesternly line of said Tract 2 which is 60 feet Northeasterly of said Westerlymost corner;

thence Southwesterly along the Northwesternly line of said Tract 2 to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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