

AFTER RECORDING MAIL TO:
Mr. and Mrs. Nicholas Prebezac
1610 N. 19th Street
Mount Vernon, WA 98274



200608170073
Skagit County Auditor

8/17/2006 Page 1 of 1 11:24AM

Filed for Record at Request of
One Law & Escrow, PLLC
Escrow Number: 07-120-06

Statutory Warranty Deed

Grantors: Douglas D. Dimock and Beverly L. Dimock
Grantees: Nicholas Prebezac and Paula Prebezac
Abbreviated Legal:
Ptn. Tract A, "CORREDIG ADDITION"; and
Section 17, Township 34, Range 4; Ptn. NE SE
Assessor's Tax Parcel Number(s): P52626, P25604

FIRST AMERICAN TITLE CO.
88975-1

THE GRANTORS Douglas D. Dimock and Beverly L. Dimock, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas Prebezac and Paula Prebezac, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The North 75 feet of Tract "A" of "CORREDIG ADDITION", as per plat recorded in Volume 7 of Plats, Page 14, records of Skagit County, Washington, and a portion of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., all being more fully described as follows:

Beginning at the Northwest corner of said Northeast 1/4 of the Southeast 1/4; thence South 89°35'30" East along the North line of said subdivision, a distance of 363.01 feet to a point where the East line of 19th Street projected Northerly intersects the centerline of College Way; thence South 0°12'30" East along the East line of 19th Street, as established in the City of Mount Vernon, if projected Northerly, a distance of 229.25 feet to the Northwest corner of Tract "A" of "CORREDIG ADDITION", to the City of Mount Vernon, as recorded in Volume 7 of Plats, Page 14, records of Skagit County, Washington, and the true point of beginning of this description; thence South 89°38'45" East along the North line of said Tract "A" and the extension thereof, a distance of 102 feet; thence South 0°12'30" East, a distance of 75.00 feet; thence North 89°38'45" West, a distance of 102 feet to a point on the East line of 19th Street; thence North 0°12'30" West along the East line of 19th Street, a distance of 75 feet to the true point of beginning.

Dated 8-11-06

Douglas D. Dimock

Beverly L. Dimock

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4310
AUG 17 2006

STATE OF Washington }
COUNTY OF Snohomish } SS:

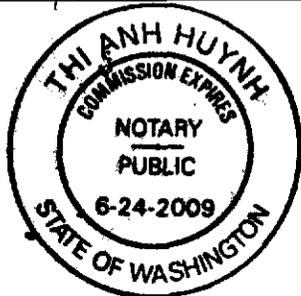
3945.92
Amount paid to
Skagit Co. Treasurer
By (Dorothy)

I certify that I know or have satisfactory evidence that Douglas D. Dimock and Beverly L. Dimock

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/11/06

Notary Public in and for the State of Washington



Residing at Mukilteo
My appointment expires: 6/24/09