

When recorded return to:

Mr. and Mrs. Gregory F. Leonard
37331 Cape Horn Road
Sedro Woolley, WA 98284

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 123142-SE



200611020098

Skagit County Auditor

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Grantor: Melissa L. Murphy as Personal Representative of the Estate of Fred A. Absher, Deceased
Grantee: Gregory F. Leonard and Joni Gideon-Leonard

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR MELISSA L. MURPHY, as Personal Representative of the Estate of FRED A. ABSHER, Deceased, Skagit County Cause No. 06-4-00286-5 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GREGORY F. LEONARD and JONI GIDEON-LEONARD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn GL. 3, 17-35-7 E W.M.

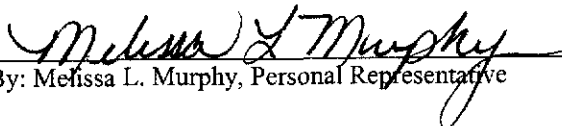
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350717-0-030-0007, P42883

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. 123142-SW.

Dated October 30, 2006

Melissa L. Murphy as Personal Representative of the
Estate of Fred A. Absher, Deceased


By: Melissa L. Murphy, Personal Representative

#5694
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

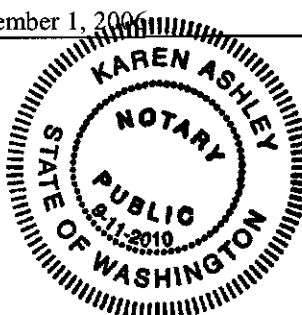
NOV 02 2006

Amount Paid \$2532.00
By Skagit Co. Treasurer

STATE OF Washington }
County of Skagit }, SS:

I certify that I know or have satisfactory evidence that Melissa L. Murphy
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Personal Representative
of Estate of Fred A. Absher, deceased to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: November 1, 2006



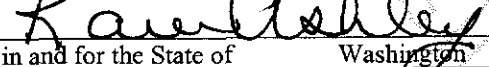

Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: September 11, 2010

EXHIBIT A

PARCEL "A"

The East 75 feet of the following described tract:

That portion of Government Lot 3, Section 17, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at a point 330 feet East of the Northwest corner of said Government Lot 3;
thence South 00°30' East, parallel with the West line of said lot a distance of 1,303 feet to the true point of beginning;
thence East, 175 feet;
thence South 00°30' East, 21 feet;
thence West 175 feet;
thence North 00°30' West, 21 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of Government Lot 3, Section 17, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at a point 330 feet East of the Northwest corner of said Lot 3;
thence South 00°30' East parallel with the West line of said lot a distance of 1,324 feet;
thence East 100 feet to a true point of beginning;
thence East 90 feet;
thence South 00°30' East, 242.4 feet;
thence Westerly along the North bank of the Skagit River, 90 feet, more or less, to a point South 00°30' East to the true point of beginning;
thence North 00°30' West to the true point of beginning;

EXCEPT that portion thereof lying within the following described tract of land:

Beginning at a point 330 feet East of the Northwest corner of said Lot 3;
thence South 00°30' East parallel with the West line of said lot a distance of 1,324 feet;
thence East 175 feet to the true point of beginning;
thence East 15 feet;
thence South 00°30' East, 242.4 feet;
thence Westerly along the North bank of the Skagit River, 15 feet to a point South 00°30' East to the point of beginning;
thence North 00°30' West, 242 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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