

When recorded return to:

Mr. and Mrs. Martinson
4316 Apache Drive
Mount Vernon, WA 98273



200612120177
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 122979-PE

Grantor: Joseph D. Woodmansee, Kimberly A. Woodmansee and M.R. Nilson Construction, Inc.
Grantee: Arbor Creek, L.L.C.

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JOSEPH D. WOODMANSEE and KIMBERLY A. WOODMANSEE, husband and wife, and M.R. NILSON CONSTRUCTION, INC., a Washington Corporation, in indeterminate interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ARBOR CREEK, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 7, Thundercreek

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4549-000-007-0006, P95751

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. 122979-PE.

Tax Parcel Number(s): 4549-000-007-0006, P95751

Dated December 11, 2006

Joseph D. Woodmansee

Kimberly A. Woodmansee #62601

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

M.R. Nilson Construction, Inc.

By: Morris Nilson, President

DEC 12 2006
3209.00

Amount Paid \$
Skagit Co. Treasurer
By Deputy



STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Joseph D. Woodmansee and Kimberly Woodmansee 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: December 12, 2006

Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010

i

SS:

the person who appeared before

he
President

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kare Ashley

Karen Ashley

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 9/11/2010



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of 3

EXHIBIT A

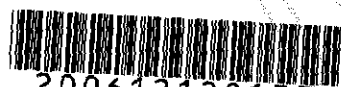
Lot 7, "THUNDERBIRD CREEK", as per plat recorded in Volume 14 of Plats, pages 162 and 163, records of Skagit County, Washington,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot 7;
thence South $89^{\circ}30'17''$ East, along the North line of said Lot 7, a distance of 30.00 feet to the true point of beginning;
thence continuing South $89^{\circ}30'17''$ East, along said North line, a distance of 161.36 feet;
thence South $0^{\circ}20'41''$ West a distance of 288.39 feet;
thence South $17^{\circ}37'28''$ East to a point which is South $0^{\circ}20'41''$ West a distance of 350.00 feet from the Northeast corner of said Lot 7;
thence North $88^{\circ}30'77''$ West to a point which is 30.00 feet East of the West line of said Lot 7;
thence Northerly to the true point of beginning.

ALSO EXCEPT any portion lying within Tract Y, "PLAT OF THUNDERBIRD CREEK, P.U.D." as per plat recorded in Volume 16 of Plats, page 159, records of Skagit County Washington.

Situate in the County of Skagit, State of Washington



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