

When recorded return to:

Mr. and Mrs. Brian E. Straathof
3073 Swan Road
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 123760-PE



200701170009
Skagit County Auditor

1/17/2007 Page 1 of 2 9:32AM

Grantor: William V. Lucic and Julianne Lucic
Grantee: Brian E. Straathof and DeAnna L. Straathof

Statutory Warranty Deed

THE GRANTOR WILLIAM V. LUCIC and A. JULANNE LUCIC, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRIAN E. STRAATHOF and DEANNA L. STRAATHOF, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 12, Valley View Terrace Add.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3859-000-012-0002, P61891

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. 123760-PE.

Dated January 12, 2007

William V. Lucic
William V. Lucic

Julanne Lucic
Julanne Lucic

215

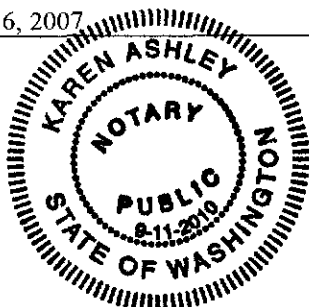
SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

59,324.40

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William V. Lucic and Julianne Lucic 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: January 16, 2007



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

EXHIBIT A

Lot 12, "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington.

ALSO that portion of Tract "A" of "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract 12 of said "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON,";
thence Northerly along the Westerly line of the County road known as Valley View Drive, a distance of 24 feet;
thence South $89^{\circ}54'56''$ West 145 feet, more or less, to a point that is North $0^{\circ}10'06''$ West 24 feet from the Northwest corner of said Tract 12;
thence South $0^{\circ}10'06''$ East 24 feet to the Northwest corner of said Tract 12;
thence North $89^{\circ}54'56''$ East along the North line of said Tract 12 to the point of beginning.

Situate in the County of Skagit, State of Washington.



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