

When recorded return to:

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



200701170107

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 123759-SE

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

LAND TITLE OF SKAGIT COUNTY

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: Ptn Tr. A, Ashleys Valley View Terrace

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3859-000-015-0009, P61894

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. 123759-SE.

Dated January 11, 2007

William V. Lucic

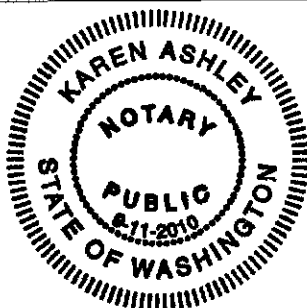
Julianne Lucic

SKAGIT COUNTY WASHINGTON
REAL ESTATE AUDITOR

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

EXHIBIT A

That portion of Tract "A", "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, lying Westerly of the following described line:

Beginning at the Southwest corner of Tract 13 in said Addition;
thence North $0^{\circ}10'06''$ West to the North line of said Tract "A" and the terminal point of said line,

EXCEPT from the above described tract that portion thereof 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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