

When recorded return to:

Ms. Nicole M. Sims
1417 Digby Place
Mount Vernon, WA 98274



200702210082
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 124624-PE

Grantor: RGN Construction, LLC
Grantee: Nicole M. Sims

LAND TITLE OF SKAGIT COUNTY

124624-PE

Statutory Warranty Deed

THE GRANTOR RGN CONSTRUCTION, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NICOLE M. SIMS, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot D-25-A, MTV, Land Use #LU-06-030 (Replat Of Lots D-20 Thru D-25) Maddox Creek PUD, Ph. 3

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 124624-PE.

Tax Parcel Number(s): 4900-004-025-0100, P124824

Dated February 15, 2007

RGN Construction, LLC

By: Richard G. Nord, Jr., Managing Member

758
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 21 2007

Amount Paid \$ 5523.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Richard G. Nord, Jr.

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Managing Member of RGN Construction, LLC

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

Dated: February 21st, 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 D-25-A, "MOUNT VERNON LAND USE NO. LU 06-030", approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of the Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3", as per plat recorded on August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington, commonly known as View Crest Townhomes.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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