

When Recorded Return to:
ELIZABETH A. LECKENBY
1519 E. Division
Mount Vernon WA 98273



200704200169
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE11327 MJJ Title Order No: IC41713 ✓

STATUTORY WARRANTY DEED

THE GRANTOR ABK INVESTMENTS, LLC, a Washington Limited Liability Company

for and in consideration of **One Hundred Fifty-Three Thousand Four Hundred and 00/100...(\$153,400.00) DOLLARS** in hand paid, conveys and warrants to **ELIZABETH A. LECKENBY, a single individual**

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 8, DIVISION STREET VILLAGE, a condominium, according to the Declaration thereof recorded December 1, 2006, under Auditor's File No. 200612010120 records of Skagit County, Washington and Survey Map and Plans thereof recorded December 1, 2006 under Auditor's File No. 200612010119, records of Skagit County, Washington.

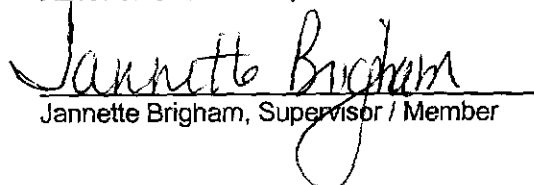
Situated in Skagit County, Washington

Tax Parcel Number(s): 4910-000-008-0000 P125288

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: April 19, 2007

ABK INVESTMENTS, LLC


Jannette Brigham, Supervisor / Member

1852
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

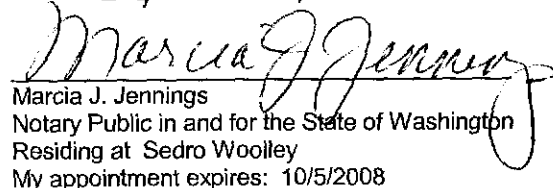
APR 20 2007

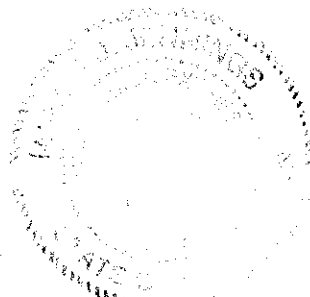
Amount Paid \$ 2735.52
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Jannette Brigham, to me known to be the Supervisor/Member of ABK INVESTMENTS, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that she is authorized to execute the said instrument on behalf of said entity.

Dated: April 20, 2007


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



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EXHIBIT 'A'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



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Skagit County Auditor