

When recorded return to:

Mr. and Mrs. John L. Abenroth Jr.
15312 83rd Ave. NW
Stanwood, WA 98292



200705030094
Skagit County Auditor

5/3/2007 Page 1 of 1 11:56AM

Filed for record at the request of
Land Title Company of Island Co.
Escrow No.: LTC-10975
Title Order No.: 124566-P

LAND TITLE OF SKAGIT COUNTY 124566-P

Statutory Warranty Deed

Grantor(s): Art Nicklaus and Julee Nicklaus, husband and wife
Grantee(s): John L. Abenroth Jr. and Tami M. Abenroth, husband and wife
Abbreviated Legal: Lot 8 Hamilton Court

Assessor's Tax Parcel Number(s): 4584-000-008-0007/P102649

THE GRANTORS Art Nicklaus and Julee Nicklaus, husband and wife for and in consideration of THREE HUNDRED NINETEEN THOUSAND FIVE HUNDRED AND NO/100 in hand paid, conveys and warrants to John L. Abenroth Jr. and Tami M. Abenroth, husband and wife the following described real estate, situated in the County of Island, State of Washington

Lot 8, "PLAT OF HAMILTON COURT", as per plat recorded in Volume 15 of Plats, page 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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. 124566-P.

Dated April 20, 2007

Art Nicklaus
Art Nicklaus

Julee Nicklaus
Julee Nicklaus

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Art Nicklaus and Julee Nicklaus 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: APRIL 24, 2007



Karen Ashley
KAREN ASHLEY
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 9/11/2010

2118
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2007

LPB 10-05(i-1)
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Amount Paid \$ 5837.35
By [Signature] Skagit Co. Treasurer
Deputy