

When recorded return to:
Mr. and Mrs. Matthew Bouzek
4002 Seneca Dr.
Mount Vernon, WA 98273



200709060138
Skagit County Auditor

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Filed for Record at Request of
Golf Escrow Corporation
Escrow Number: 20071117

Statutory Warranty Deed

THE GRANTOR Gregg Cleave and Amy Cleave, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to the **GRANTEE** Matthew Bouzek and Jana Bouzek, husband and wife the following described real estate, situated in the County of Skagit, State of

GUARDIAN NORTHWEST TITLE CO.

92471

Abbreviated Legal:

Ptn. Tract 15, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1"

Tax Parcel Number(s): 3989-001-015-0100, 3989-001-015-0706

See Legal Description marked as Exhibit "A" attached hereto and made a part hereof.
Subject to easements, restrictions, reservations, covenants and conditions of record.

Dated August 30, 2007

Gregg Cleave

Amy Cleave

4261
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 06 2007

STATE OF WASHINGTON }
COUNTY OF Snohomish } SS:

Amount Paid \$ 4989.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Gregg Cleave and Amy Cleave

the persons who appeared before me, and said persons 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: 8/30/07

Shannon Ochoa

Notary Public in and for the State of WASHINGTON

Residing at Lynnwood

My appointment expires: June 29, 2010

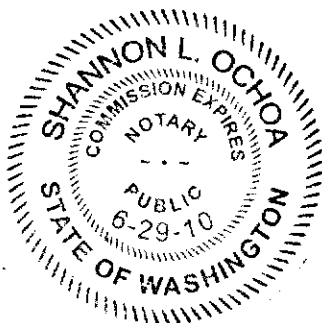


Exhibit "A"

PARCEL "A":

That portion of Tract 15, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", according to the plat thereof in Volume 3 of Plats, page 69, records of Skagit County, Washington, being in a portion of the Northwest ¼ of Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the center of said Section 23; thence North 1°11'44" West along the North/South centerline of said Section 23, a distance of 33.00 feet to the platted North right-of-way of Bradley Road, said point being the Southeast corner of Tract 15; thence continue North 1°11'34" West, a distance of 613.51 feet; thence South 88°41'00" West, a distance of 667.57 feet to the true point of beginning; thence continue South 88°41'00" West, a distance of 333.79 feet; thence South 0°53'54" East, a distance of 620.71 feet to the North right-of-way line of Bradley Road as platted on the aforementioned Samish River Acreage Plat; thence North 88°16'24" East along said right-of-way, a distance of 334.87 feet; thence North 0°59'45" West, a distance of 618.31 feet to the true point of beginning.

(Also shown of record as Parcel "C" of that Survey recorded under Skagit County Auditor's File No. 9410210046.)

PARCEL "B":

That portion of Tract 15, in "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", according to the plat thereof in Volume 3 of Plats, page 69, records of Skagit County, Washington, being in a portion of the Northwest ¼ of Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the center of said Section 23; thence North 1°11'34" West along the North/South centerline of said Section 23, a distance of 33.00 feet to the platted North right-of-way of Bradley Road, said point being the Southeast corner of Tract 15; thence continue North 1°11'34" West, a distance of 613.51 feet; thence South 88°41'00" West, a distance of 667.57 feet to the true point of beginning; thence continue South 88°41'00" West, a distance of 333.79 feet; thence North 0°53'54" West, a distance of 653.71 feet to the North line of said Tract 15; thence North 89°05'49" East along said North line, a distance of 332.68 feet, more or less, to a point which lies North 0°59'45" West from the true point of beginning; thence South 0°59'45" East, a distance of 651.30 feet to the true point of beginning.



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