



200710160060

Skagit County Auditor

10/16/2007 Page

1 of

2 12:29PM

When recorded return to:

Mr. and Mrs. Larry A. McNulty
1404 Spruce Street
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 127323-SE

Grantor: Ash Ventures, L.L.C., a Washington Limited Liability Company
Grantee: Larry A. McNulty and Cheryl F. McNulty

LAND TITLE OF SKAGIT COUNTY

127323-SE

Statutory Warranty Deed

THE GRANTOR ASH VENTURES, L.L.C., 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 LARRY A. McNULTY and CHERYL F. McNULTY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 17 & 18, Blk. 4, Mt. Vernon Heights to Mt. Vernon.

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. 127323-SE.

Tax Parcel Number(s): 3747-004-018-0004, P53928(iop)

Dated October 12, 2007

Ash Ventures, L.L.C., a Washington Limited Liability Company

By: Charles E. Ash, Managing Member

4869
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 16 2007

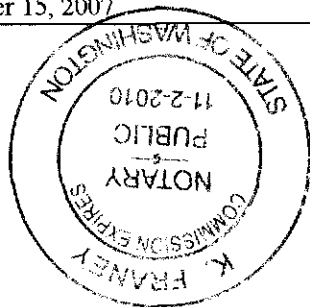
Amount Paid \$ 4455.00
By man Skagit Co. Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Charles E. Ash

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

Dated: October 15, 2007



K. Franey
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

EXHIBIT A

The North 9.96 feet of Lot 17 (as measured perpendicular to the North line), TOGETHER WITH all of Lot 18, Block 4, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASH.," as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

(Also known as Parcel 1 of Boundary Line Adjustment approved and recorded September 25, 2007 under Auditor's File No. 200709250060, records of Skagit County, Washington.)

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

LPB 10-05(i-l)



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