

When recorded return to:

Mr. Jason R. Everett  
3418 Deer Trails Lane  
Bow, WA 98232

200802290007  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 128353-SE

Grantor: Brian E. Straathof and Deanna L. Straathof  
Grantee: Jason R. Everett

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR BRIAN E. STRAATHOF and DEANNA L. STRAATHOF, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JASON R. EVERETT, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A Ptn Of Tr. A, Ashley's Valley View Terrace.

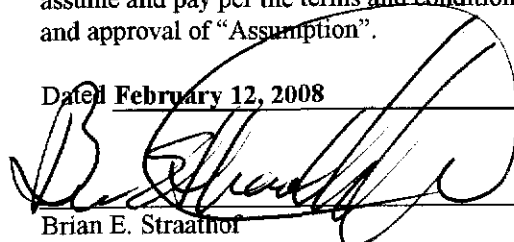
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

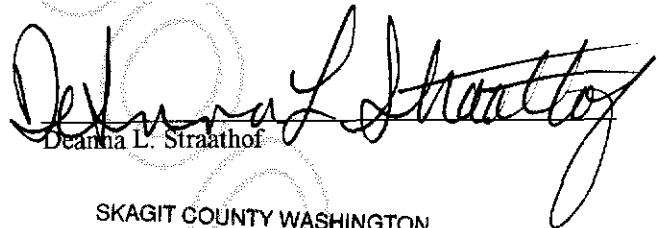
Tax Parcel Number(s): 3859-000-015-0009, P61894

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. 128353-SE.

ALSO SUBJECT TO: That certain Deed of Trust, dated January 11, 2007, recorded January 17, 2007, under Auditor's File No. 200701170108, original principal balance of \$230,000.00, which Grantee herein agrees to assume and pay per the terms and conditions thereof. See attached Exhibit "B" for waiver of "Due on Sale" and approval of "Assumption".

Dated February 12, 2008

  
Brian E. Straathof

  
Deanna L. Straathof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

623  
FEB 29 2008


STATE OF Washington }  
COUNTY OF Skagit } SS:

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

I certify that I know or have satisfactory evidence that Brian E. Straathof and Deanna L. Straathof 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: February 27, 2008



  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2010

## EXHIBIT A

That portion of Tract "A", "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington, lying Westerly of the following described line:

Beginning at the Southwest corner of Tract 13 in said Addition;  
thence North  $0^{\circ}10'06''$  West to the North line of said Tract "A" and the terminal point of said line,

EXCEPT from the above described tract that portion thereof described as follows:

Beginning at the Northeast corner of Tract 12 of said "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON,"  
thence Northerly along the Westerly line of the County road known as Valley View Drive, a distance of 24 feet;  
thence South  $89^{\circ}54'56''$  West 145 feet, more or less, to a point that is North  $0^{\circ}10'06''$  West 24 feet from the Northwest corner of said Tract 12;  
thence South  $0^{\circ}10'06''$  East 24 feet to the Northwest corner of said Tract 12;  
thence North  $89^{\circ}54'56''$  East along the North line of said Tract 12 to the point of beginning.

Situate in the County of Skagit, State of Washington.



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## EXHIBIT "B"

## ASSUMPTION

We, WILLIAM V. LUCIC and JULANNE LUCIC, husband and wife, as beneficiaries, hereby waive the "DUE ON SALE" clause in the Promissory Note and Deed of Trust, dated January 11, 2007, recorded January 17<sup>th</sup>, 2007, under Skagit County Auditor's File No. 200701170108 and give my permission to JASON R. EVERETT, a single man, to assume the obligation. Said obligation shall be paid in full by May 30, 2008.

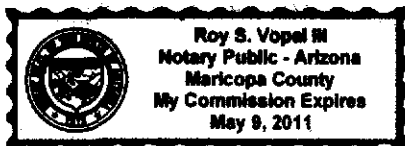
William V Lucic 2/22/08  
William V. Lucic date

Julanne Lucic 2/22/08  
Julanne Lucic date

STATE OF Arizona }  
COUNTY OF Pinal } SS:

I certify that I know or have satisfactory evidence that William V. Lucic and Julanne Lucic 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: February 22, 2008



[Signature]  
Notary Public in and for the State of ARIZONA  
Residing at ARIZONA  
My appointment expires: 6/5/09/2011



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