

When recorded return to:

Mr. and Mrs. Cecil S. Ash  
1418 Digby Place  
Mount Vernon, WA 98274



200804170084  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 129281-PE

Grantor: RGN Construction, LLC  
Grantee: Cecil S. Ash and Dina N. Khairy

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR RGN CONSTRUCTION, LLC, 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 CECIL S. ASH and DINA N. KHAIRY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot D-23-D (Revised), Mt. Vernon Land Use No. LU-06-030, A Portion Of Maddox Creek P.U.D., Phase 3

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. 129281-PE.

Tax Parcel Number(s): 4900-004-023-0400, P124817

Dated April 8, 2008

RGN Construction, LLC

By: Richard G. Nord, Jr., Managing Member

1164  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 17 2008

Amount Paid \$ 5683.20  
Skagit Co. Treasurer  
By *man* Deputy

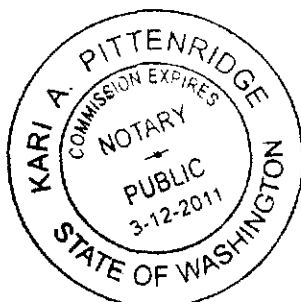
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Richard G. Nord, Jr.

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 RGN Construction, LLC

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

Dated: April 15<sup>th</sup> 2008



*Kari A. Pittenridge*  
KARI A. PITENRIDGE  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley EVERETT  
My appointment expires: 9/11/2010 5/12/2011

## EXHIBIT A

Lot D-23-D, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast  $\frac{1}{4}$  of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;

thence North  $54^{\circ}38'47''$  East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;

thence North  $36^{\circ}16'52''$  West for a distance of 72.19 feet;

thence North  $53^{\circ}43'08''$  East for a distance of 35.00 feet;

thence North  $36^{\circ}16'52''$  West for a distance of 3.00 feet to the True Point of Beginning;

thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet, more or less, to the Southwesterly line of Lot D-23-C Revised;

thence South  $36^{\circ}16'52''$  East along said Southwesterly line for a distance of 52.00 feet to the Southerly most corner of said Lot D-23-C Revised;

thence South  $53^{\circ}43'08''$  West for a distance of 20.19 feet, more or less, to a point bearing South  $36^{\circ}16'52''$  East from the True Point of Beginning;

thence North  $36^{\circ}16'52''$  West for a distance of 52.00 feet, more or less, to the True Point of Beginning.

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



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