

When recorded return to:

Mr. and Mrs. Kit A. Ague
16125 McLean Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94921



200806270143
Skagit County Auditor

6/27/2008 Page 1 of 2 1:49PM

Statutory Warranty Deed

THE GRANTORS Franz J. Luxem Jr. and Lisa J. Luxem, husband and wife, who acquired title as Lisa J. Bateman, as Joint Tenants with right of survivorship, and not as Tenants in Common or as Community Property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Kit A. Ague and Clare E. Ague, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Lots 4 and 5, Block 3, "GINTHNER'S PLAT OF WESTVIEW MANOR" and Section 23, Township 34, Range 3; Ptn. SW NW

Tax Parcel Number(s): P70308, 4038-003-005-0007, P22407, 340323-2-012-0002

Lots 4 and 5, Block 3, "GINTHNER'S PLAT OF WESTVIEW MANOR", as per plat recorded in Volume 7 of Plats, page 89, in the records of Skagit County, State of Washington.

EXCEPT the North 2 feet of said Lot 4;

GUARDIAN NORTHWEST TITLE CO.

B94921E-1

AND EXCEPT the West 80 feet of said Lots 4 and 5.

TOGETHER WITH that portion of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said subdivision; thence North along the West line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter a distance of 177.68 feet; thence East a distance of 10 feet; thence South parallel with the West line of said subdivision a distance of 177.68 feet to the South line thereof; thence West a distance of 10 feet to the point of beginning.

SUBJECT TO covenants, conditions, restrictions, and easement per attached Schedule B-1 and made a part hereof.

Dated 6-26-08

Franz J. Luxem Jr.

Lisa J. Luxem

2099
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2008

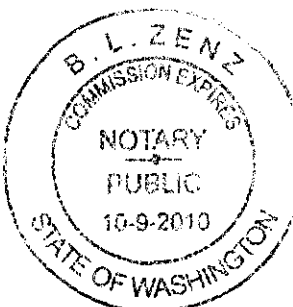
4179.10

STATE OF Washington }
COUNTY OF Skagit } SS:

By
B.L. Zenz

I certify that I know or have satisfactory evidence that Franz J. Luxem Jr. and Lisa J. Luxem, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-26-08



Notary Public in and for the State of
Residing at Sedro Woolley,

Washington

My appointment expires: 10/09/2010

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTION DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

| | |
|--------------------|---------------|
| Declaration Dated: | June 10, 1963 |
| Recorded: | June 21, 1963 |
| Auditor's No.: | 637102 |



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Skagit County Auditor