

When recorded return to:

LaVenture Group, LLC
1015 14th Street, Ste. A
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 97267



201011150125
Skagit County Auditor

11/15/2010 Page 1 of 3 10:53AM

Statutory Warranty Deed

97267-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS La Verne Krieger and William Krieger, each as to an undivided 50% interest for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to LaVenture Group LLC, a Delaware limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 20, Township 34, Range 4; Ptn. SE SE

Tax Parcel Number(s): P26686, 340420-4-007-0300

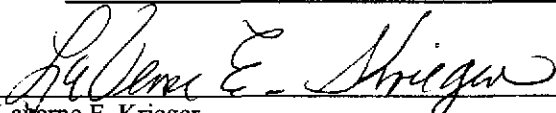
That portion of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Begin at a point on the North line of the road along the South line of said subdivision, commonly known as Section Street, at a point 297 feet East of the West line of the East 30 rods of said subdivision; thence East along said North line to the West line of the East 30 feet of said subdivision, as conveyed to the City of Mount Vernon by Deed recorded as Auditor's File No. 869709 for LaVenture Street; thence North along said West line 660 feet; thence West to a point North of the point of beginning; thence South to the point of beginning.

EXCEPT the South 215 feet to center right of way thereof.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 8/27/2010

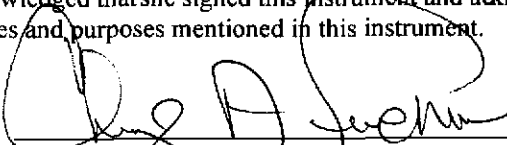

Laverne E. Krieger


William D. Krieger SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:


I certify that I know or have satisfactory evidence that La Verne Krieger, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-2-10



Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 9-27-11

NOV 15 2010

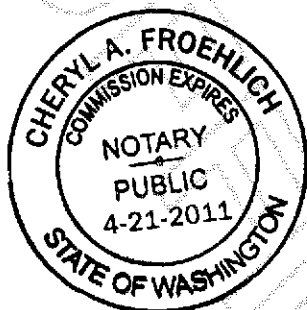
Amount Paid \$ 5345.00
By  Skagit Co. Treasurer
Deputy

Order No:

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William Krieger, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-2-10



[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-11



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Skagit County Auditor

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington Corporation
Dated:	June 21, 1978
Recorded:	July 6, 1978
Auditor's No:	882869
Purpose:	Overhang of facilities
Area Affected:	Southerly portion of subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington Corporation
Dated:	August 30, 1988
Recorded:	April 25, 1990
Auditor's No:	9004250026
Purpose:	Electric transmission and/or distributions lines
Area Affected:	The East 30 feet of subject property, only

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8809090041.



201011150125

Skagit County Auditor