

When recorded return to:

Mr. and Mrs. Kenneth R. Guy
1400 Digby Place
Mount Vernon, WA 98274



201107150001

Skagit County Auditor

7/15/2011 Page

1 of

2 8:54AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 139652-OE

Grantor: RGN Construction, LLC
Grantee: Kenneth R. Guy and Marilyn A. Guy

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

139652-OE

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 KENNETH R. GUY and MARILYN A. GUY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot D-23-A (Rev), Mt Vernon Land Use#LU-06-030(Replat Of Lts D20,D21,D23,D25, Maddox Creek PUD, Ph 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. 139652-OE.

Tax Parcel Number(s): 4900-004-023-0100, P124814

Dated July 6, 2011

RGN Construction, LLC

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2110

JUL 15 2011

Amount Paid \$ 4490.⁶⁰
Skagit Co. Treasurer
By [Signature] 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: July 7th 2011



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

EXHIBIT A

Schedule "A-1"

139652-OE

DESCRIPTION:

Lot D-23-A, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded March 4, 2008 under Auditor's File No. 200803040069 and 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;
thence North $53^{\circ}43'08''$ East for a distance of 20.19 feet;
thence North $36^{\circ}16'52''$ West for a distance of 3.00 feet;
thence North $53^{\circ}43'08''$ East for a distance of 20.19 feet;
thence North $36^{\circ}16'52''$ West for a distance of 5.00 feet;
thence North $53^{\circ}43'08''$ East for a distance of 20.19 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 35.00 feet;
thence South $36^{\circ}16'52''$ East for a distance of 54.00 feet;
thence South $53^{\circ}43'08''$ West for a distance of 35.00 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 54.00 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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7/15/2011 Page

2 of

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