



201204190065

Skagit County Auditor

4/19/2012 Page 1 of 2 3:29PM

When recorded return to:

Mr. and Mrs. Kevin E. Grenier
2201 East Fir Street
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140018-OE

Grantor: LNV Corporation
Grantee: Kevin E. Grenier and Brandi N. Grenier

LAND TITLE OF SKAGIT COUNTY

SPECIAL WARRANTY DEED

(Not Statutory)

THE GRANTOR LNV CORPORATION, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to KEVIN E. GRENIER and BRANDI N. GRENIER, a married couple the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 SW 1/4, 16-34-4 E W.M.

LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

Tax Parcel Number(s): 340416-3-014-0006, P25256

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. 140018-OE.

Dated 3/29/12

LNV Corporation

BY: Kent Twitchell, Attorney in Fact

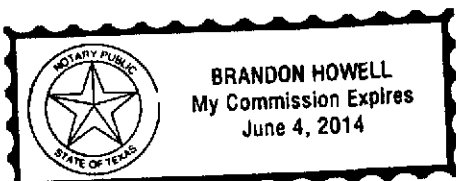
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

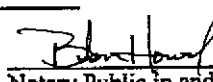
20121081
APR 19 2012

Amount Paid \$ 2408.00
Skagit Co. Treasurer
By nam Deputy

STATE OF Texas
County of Collin SS:

I certify that I know or have satisfactory evidence that Kent Twitchell
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Attorney In Fact
of LNv Corporation to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 3/29/12


Notary Public in and for the State of Texas
Residing at Texas
My appointment expires: 6/4/14

DESCRIPTION:

The West 232 feet of the South $\frac{1}{4}$ of the South $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT the North 210 feet thereof, and EXCEPT the East 80 feet thereof, AND ALSO EXCEPT the West 30 feet thereof for La Venture Road, AND ALSO EXCEPT the South 30 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 542585 and ALSO EXCEPT mineral rights as reserved by State of Washington in deed recorded under Auditor's File No. 82667 in Volume 83 of Deeds, page 432.

EXCEPTING therefrom that portion described as follows:

The West 6 feet of the following described Parcel "A" lying adjacent to and parallel with the East right-of-way line of LaVenture Road, together with that portion described as follows:

Beginning at a point 30 feet North of the Southwest corner of Section 16, Township 34 North, Range 4 East, W.M.;

thence South $88^{\circ}20'46''$ East, a distance of 36 feet, to the true point of beginning;

thence continuing South $88^{\circ}20'46''$ West, a distance of 25.87 feet;

thence South $0^{\circ}25'42''$ West, a distance of 20 feet, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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