



200610310164
Skagit County Auditor

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When recorded return to:
Mr. and Mrs. Mark A. Studley
3309 Erika Lane
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 89700

Statutory Warranty Deed

89700

THE GRANTORS Eugene Arthur Rohner and Eileen Regina Rohner, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Mark A. Studley and Diane L. Studley, husband and wife** the following described real estate, situated in the County of **Skagit**, State of

FIRST AMERICAN TITLE CO.

Abbreviated Legal:
Ptn. of Tract A, "ASHLEY'S VALLEY VIEW TERRACE ADDITION, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): **P61896, 3859-000-016-0016**

PARCEL "A":

That portion of Tract "A", "ASHLEY'S VALLEY VIEW TERRACE ADDITION, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington, lying Easterly of the following described line: Beginning at the Southwest corner of Tract 13 in said addition; thence North 0°10'06" to the North line of said Tract "A" and the terminal point of said line.

EXCEPT all that portion of Tract "A" of "ASHLEY'S VALLEY VIEW TERRACE ADDITION, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 43, described as follows:

Beginning at the Northwest corner of Tract 1, "ASHLEY'S VALLEY VIEW TERRACE ADDITION, SKAGIT COUNTY, WASHINGTON"; thence North 30 feet; thence East on a line parallel with and 30 feet North of the North line of Tract 1, "ASHLEY'S VALLEY VIEW TERRACE ADDITION, SKAGIT COUNTY, WASHINGTON", to a point on the East line of said Tract "A"; thence South 30 feet to the Northeast corner of said Tract 1; thence West to the Northwest corner of said Tract 1 and the point of beginning.

PARCEL "B":

The North 178.30 feet of the South 208.30 feet of the East 135 feet of Tract "A" of "ASHLEY'S VALLEY VIEW TERRACE ADDITION, SKAGIT COUNTY, WASHINGTON", as recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part hereof.

Dated 25 Oct 2006

Eugene A. Rohner
Eugene A. Rohner
By Allen G. Rohner, his attorney-in-fact

Eileen R. Rohner
Eileen R. Rohner
By Allen G. Rohner, her attorney-in-fact

ACKNOWLEDGEMENT-Attorney in Fact

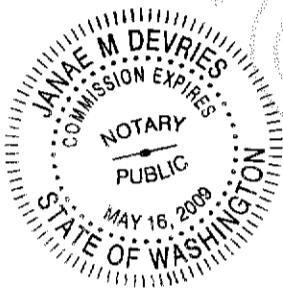
STATE OF WASHINGTON }
County of Skagit } ss

On this 25th day of October, 2006, before me personally
appeared Allen G. Rohner

to me known to be the individual who executed the foregoing instrument as Attorney in Fact for

Eugene and Eileen Rohner and acknowledged that he/she signed the same
as her/his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes
therein mentioned, and on oath stated the the Power of Attorney authorizing the execution of this instrument has
not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Jane M. Devries

Notary Public in and for the State of Washington
Residing at: mt. Vernon

My Appointment
Expires: May 16, 2009

5622
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2006

Amount Paid By
Skagit Co. Treasurer
By [Signature] 14,208.08



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Schedule "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: July 27, 1955
Recorded: November 14, 1955
Auditor's No.: 527085
Executed By: Calvin S. Ashley and Marion E. Ashley, husband and wife



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