

When recorded return to:

Boots & Snurs LLC
27931 W. Gilligan Creek Road
Sedro Woolley, Wa. 98284-9166



200702010003
Skagit County Auditor

2/1/2007 Page 1 of 2 9:42AM

Recorded at the request of:
First American Title
File Number: B90367

Statutory Warranty Deed

THE GRANTOR John Ravnik, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Boots and Snurs, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B90367E-2

Abbreviated Legal:
Section 5, Township 34, Range 4; Ptn. NW SW

Tax Parcel Number(s): 340405-0-017-0002, P23556

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the above described subdivision 230.0 feet East of the Northwest corner thereof; thence South 89°38' East along the North line of said subdivision 100 feet; thence South 0°37' East parallel to the West line of said subdivision 100 feet; thence North 89°38' West 100 feet; thence North 0°37' West 100 feet to the point of beginning.

Subject to covenants, conditions, restrictions and easements, if any as per attached Exhibit "A"

Dated January 16, 2007

John P. Ravnik
John Ravnik

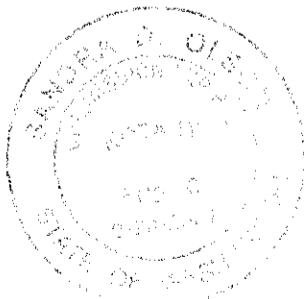
#490
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 01 2007
5256.00
Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that John Ravnik, 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: 2-1-2007



Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company
Dated: April 12, 1927
Recorded: May 18, 1927
Auditor's No.: 203792 (Volume 143, page 308)
Purpose: Construct, maintain, etc., one anchor, together with
necessary wires and fixtures thereon
Area Affected: The exact location of said right-of-way is not disclosed
on the record

