When recorded return to:

Groundbreaking Ventures, LLC
209 Lilac Drive
Mount Vernon, WA 98273

200608180145
Skagit County Auditor
8/18/2006 Page 1 of 1 3:39PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: **122458-SE**

Grantor: **Earl F. Angevine and Roy A. Angevine**
Grantee: **Groundbreaking Ventures LLC**

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR EARL F. ANGEVINE and ROY A. ANGEVINE, each as to an undivided 1/2 interest, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GROUNDBREAKING VENTURES LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

Abbreviated Legal: Lot 19, Parker Business Center

Lot 19, "PARKER BUSINESS CENTER," as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): **4367-000-019-0008, P80378**

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. 122458-SE.

Dated **August 18, 2006**

Earl F. Angevine

Roy A. Angevine

#4255
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 18 2006
Amount Paid $ 2603.80
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Earl F. Angevine and Roy A. Angevine** the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 18 2006

KAREN ASHLEY
COMMISSION EXPIRES
NOTARY PUBLIC
9-11-06
STATE OF WASHINGTON

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

LPB 10-05(i-l)
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UNOFFICIAL DOCUMENT