



199909130135

Kathy Hill, Skagit County Auditor

9/13/1999 Page 1 of 4 3:22:33PM

AFTER RECORDING MAIL TO:

Name DEXTER AVENUE ASSOCIATES,
Address 2021 E COLLEGE WAY, STE 105
City, State, Zip MOUNT VERNON, WA 98273
B59930

Filed for Record at Request of First American Title of Skagit County

ORIGINAL

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B59930E

THE GRANTOR JAMES N. SCOTT REFEREE PURSUANT TO SUPERIOR COURT ORDER CAUSE NO. 98-2-00071-9 FOR REAL ESTATE OPTIONS, INC., a Washington corporation, as to an undivided 1/2 interest in Parcels "A" and "B", and an undivided 1/4 interest in and to that portion of Parcel "C" lying West of the East line of the West 143.5 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., and an undivided 1/2 interest in the remainder of Parcel "C"; and DEXTER AVENUE ASSOCIATES and 801 DEXTER AVENUE ASSOCIATES, both Washington general partnerships, as to an undivided 1/2 interest in and to that portion of Parcel "C" lying West of the East line of the West 143.5 feet of said subdivision, and EARL F. ANGEVINE and JOANNE ANGEVINE, husband and wife, as to an undivided 1/2 interest in Parcels "A" and "B" and that portion of Parcel "C" lying East of the East line of the West 143.5 feet of said subdivision, and an undivided 1/4 interest in and to that portion of Parcel "C" lying West of the East line of the West 143.5 feet of said subdivision for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DEXTER AVENUE ASSOCIATES, A Washington General Partnership the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

17-34-4 SE-NE

Subject to: Paragraphs A through L, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 59930. 2nd Half 1999 Property Taxes.

ABREVIATED LEGAL: Section 17, Township 34, Range 4; Ptn. SE - NE

31434
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 13 1999

Amount Paid \$ 907.80
Skagit County Treasurer
By: DC Deputy

Assessor's Property Tax Parcel Account Number(s): 340417-0-083-0106 R25681, 340417-0-157-0008 R25771, 340417-0-157-0107R25772

Dated this 10th day of September, 1999.

EARL F. ANGEVINE

James N. Scott as Referee

JAMES N. SCOTT, REFEREE

JOANNE ANGEVINE

James N. Scott as Referee

JAMES N. SCOTT, REFEREE

REAL ESTATE OPTIONS INC.

James N. Scott as Referee

JAMES N. SCOTT, REFEREE

DEXTER AVENUE ASSOCIATES & 801 DEXTER AVENUE ASSOC

James N. Scott as Referee

JAMES N. SCOTT, REFEREE

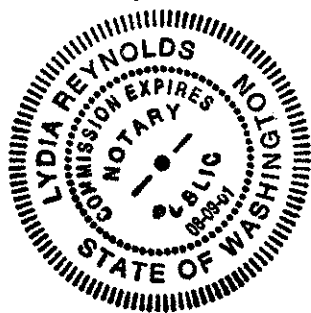
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that James N. Scott
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the Referee

_____ of
Superior Court Cause No. 98-2-00071-9
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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



Lydia Reynolds

Lydia Reynolds
Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires 8/9/2001

This jurat is page _____ of _____ and is attached to _____ dated _____



Order No. : 59930

SCHEDULE "C"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

The North 30 feet of the following described property:

The South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the West 143.5 feet thereof, AND EXCEPT the South 40 feet thereof, AND EXCEPT that portion of said premises lying East of the following described line:

Commencing at the East quarter corner of said Section; thence North 87 degrees 55'03" West along the South line of the Northeast 1/4 of said Section 17, 345.83 feet; thence North 0 degrees 14'33" West, 30.02 feet to the true point of beginning; thence continue North 0 degrees 14'33" West, 250.20 feet to the North line of the South 280.00 feet of said subdivision and the terminus of said described line.

PARCEL "B":

The South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the West 143.5 feet thereof, AND EXCEPT the South 40 feet thereof, AND EXCEPT the North 30 feet thereof, AND EXCEPT that portion of said premises lying East of the following described line:

Commencing at the East quarter corner of said Section; thence North 87 degrees 55'03" West along the South line of the Northeast 1/4 of said Section 17, 345.83 feet; thence North 0 degrees 14'33" West, 30.02 feet to the true point of beginning; thence continue North 0 degrees 14'33" West, 250.20 feet to the North line of the South 280.00 feet of said subdivision and the terminus of said described line. ALSO EXCEPT that portion thereof within Lot 1 of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, page 6, under Auditor's File No. 8011210021.



Order No. : 59930

SCHEDULE "C"

TOGETHER WITH a non-exclusive easement for ingress, egress and parking over and across the most Easterly 30 feet of Lot 1 of Short Plat No. MV-11-80.

PARCEL "C":

Lot 1 of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, page 6 under Auditor's File No. 8011210021, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.



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9/13/1999 Page 4 of 4 3:22:33PM