

When Recorded Return to:
LEROI, L.L.C.
ANDY B. CULBERTSON
1004 7th Street #201
Anacortes WA 98221



200112100249
Skagit County Auditor

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Island Title Company
Order No: A21206

STATUTORY WARRANTY DEED

THE GRANTOR WILCO HAWAII, INC., a Washington corporation

for and in consideration of One Hundred Seventy-Five Thousand and 00/100...(\$175,000.00)
DOLLARS

in hand paid, conveys and warrants to

LEROI LLC, a Washington Limited Liability Company
the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A".

Abbreviated legal description: Ptn SW SW 3-34-2

Tax Account No. : 340203-3-018-0108 R19751 340203-3-018-0017 P19750

Subject to: Restrictions, reservations and easements of record.

Dated: December 3, 2001

WILCO HAWAII, INC.

44195
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By WILLIAM E. CONKLIN
PRESIDENT

DEC 10 2001

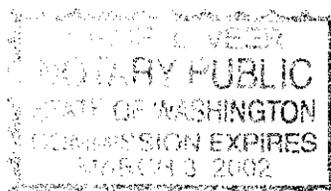
Amount Paid \$ 2677.50
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WILLIAM E. CONKLIN the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the PRESIDENT of WILCO HAWAII, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 7, 2001

Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 3/3/02



Island Title Company

EXHIBIT 'A'

Description:

Order No: AE8055 DLV

That portion of the West 90 rods of the South 40 rods of the South Half of the Southwest Quarter, lying West of the County road as conveyed to Skagit County by Deed recorded in Volume 104 of Deeds, pages 93 and 94, records of Skagit County, Washington; all in Section 3, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT right-of-way as conveyed to the Puget Sound and Baker River Railroad Company by Deed recorded under Auditor's File No. 159089;

ALSO EXCEPT the West 20 feet thereof;

Situated in Skagit County, Washington.



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