

When Recorded Return to:
EDGAR RAEZER and ANGELA RAEZER
24833 103rd Ave. NE
Arlington WA 98223



200302190097
Skagit County Auditor

2/19/2003 Page 1 of 2 11:57AM

Island Title Company
Order No: BE7167 MJJ

C25474

STATUTORY WARRANTY DEED

THE GRANTOR HORIZON PROPERTY DEVELOPMENT, a Nevada Limited Partnership

for and in consideration of Two Hundred Twenty-Nine Thousand Five Hundred and 00/100...(\$229,500.00) DOLLARS which is paid to a Qualified Intermediary as part of a 1031 deferred exchange in hand paid, conveys and warrants to EDGAR RAEZER and ANGELA RAEZER, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, SEDRO-WOOLLEY SP#SW-5-98, a portion of Lot 12, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 4169-002-012-0200 P114022

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as described in Exhibit "A" which is deescribed below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

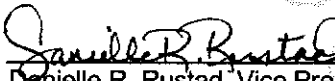
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Dated: February 13, 2003

#7600
FEB 19 2003

HORIZON PROPERTY DEVELOPMENT, a Nevada Limited Partnership

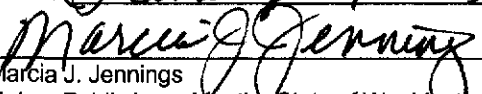

Monte R. Rustad, President
Rustad Construction, Inc., General Partner

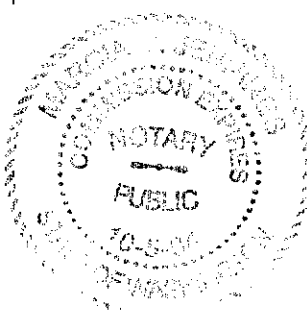

Danielle R. Rustad, Vice President
Rustad Construction, Inc., General Partner

Amount Paid \$ 4085.10
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Monte R. Rustad and Danielee R. Rustad the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President and Vice President, respectively, of Rustad Construction, Inc., General Partner of Horizon Preoperty Development, a Nevada Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 19, 2003

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



Island Title Company

EXHIBIT 'A'

Description:

Order No: BE7167 MJJ

Lot 3, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-5-98, approved November 9, 1998, and recorded November 9, 1998, in Volume 13 of Short Plats, pages 184 and 185, under Auditor's File No. 9811090176, records of Skagit County, Washington; being a portion of Lot 12, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, Volume 3, page 52, records of Skagit County, Washington.

TOGETHER WITH an undivided one-fourth interest in Tract A of CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-5-98.

Situated in Skagit County, Washington.



200302190097

Skagit County Auditor