

AFTER RECORDING MAIL TO:

Gordon Grimbly
23921 Swede Creek Lane
Sedro Woolley, WA 98284



200303170277

Skagit County Auditor

3/17/2003 Page 1 of 2 11:46AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105355-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): BUCHANAN AVE LLC, a Washington Limited Liability Company
Grantee(s): Gordon Grimbly

Lot 5, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in
Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s) 3864-005-005-0003/P62214

THE GRANTOR BUCHANAN AVE LLC, a Washington Limited Liability Company for and in
consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
hand paid, conveys and warrants to GORDON GRIMBLY, a single person the following described
real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through ^D ~~C~~, inclusive of Schedule B-1 of Land Title Company Preliminary
Commitment for Title Insurance No. 105355 and Second 1/2 2003 taxes.

Dated March 13, 2003

BUCHANAN AVE LLC, a Washington Limited
Liability Company

W A Rimmer

William A. Rimmer, Manager

#1194
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 17 2003

Amount Paid \$ 902.70
Skagit Co. Treasurer
By *[Signature]* Deputy

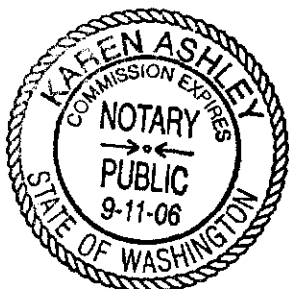
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence William Rimmer

_____ the person who appeared before
me, and said person acknowledged that he _____ signed this instrument, on oath stated He is
authorized to execute the instrument and is Manager
_____ of Buchanan Ave. LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 14, 2003



Karen Ashley

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

EXHIBIT A

LEGAL DESCRIPTION

Lot 5, and that portion of Lot 12, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the Northeast corner of Lot 9, Block 5, of said "BINGHAM ACREAGE";
Thence North 88°55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9 and the true point of beginning of this line description, said point also being the beginning of a curve to the right with a radius of 250.00 feet;
Thence Northwesterly along the arc of said curve, through a central angle of 41°57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE", and the terminus of this line description.

TOGETHER WITH the South ½ of that certain 40 foot unopened County Right-of-Way, as vacated by Order Vacating County Right-of-Way recorded November 15, 2001, under Auditor's File No. 20011150009, which would attach to said premises by operation of law.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and the installation, repair and maintenance of utilities over, under and across the following described property:

A strip of land 50 feet in width lying 25 feet on either side of the following described centerline:

Beginning at the Northeast corner of Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;
thence North 88°55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9, said point also being the beginning of a curve to the right with a radius of 250.00 feet;
thence Northwesterly, along the arc of said curve, through a central angle of 41°57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", and the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress, roadway cut or fill slopes and the installation, repair and maintenance of utilities over, under and across the following described property:

The East 10 feet of the South 110 feet, EXCEPT the South 20 feet thereof, all of Lot 4, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

AND TOGETHER WITH those portions of Lots 4, 5, 11 and 12 of said Block 5, which lie within the arc of a circle whose radius is 60 feet, the center of said circle being the above described point of terminus. EXCEPTING THEREFROM any portion lying within the easement first above described.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

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