

AFTER RECORDING MAIL TO:  
Richard & Karen Hastings  
11156 Peacock Lane  
Burlington, WA 98233



200303270192  
Skagit County Auditor

3/27/2003 Page 1 of 3 3:41PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 105953-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Columbia 1031 Services, LLC - Facilitators  
Grantee(s): Richard G. Hastings and Karen A. Hastings

Lot 107 Deer Run Condo

Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4368-000-107-0000/P80514

THE GRANTOR Michael E. Pegram, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRC SECTION 1031 LIKE-KING TAX-DEFERRED EXCHANGE in hand paid, conveys and warrants to RICHARD G. HASTINGS and KAREN A. HASTINGS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

Dated March 25, 2003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1428

*Michael E Pegram by Michael Steyer*  
Michael E. Pegram by his POA MAR 27 2003

Amount Paid \$ 2047.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael E. Pegram  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

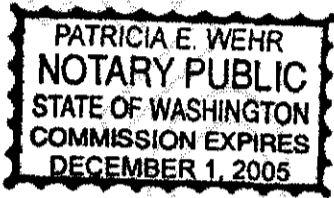
Patricia E. Wehr  
Notary Public in and for the State of Washington  
Residing at Camano Island  
My appointment expires: 12/01/2005

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 26th day of March 2003 before me personally appeared Michelle D. Slayton  
\_\_\_\_\_, to me known to be the individual described in and  
who executed the foregoing instrument as Attorney in Fact for Michael E. Pegram

\_\_\_\_\_ and acknowledged that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



*Patricia E. Wehr*  
\_\_\_\_\_  
Patricia E. Wehr  
Notary Public in and for the State of Washington  
Residing at Camano Island  
My appointment expires: 12/01/2005



Skagit County Auditor

DESCRIPTION:

Schedule "A-1"

DESCRIPTION:

Apartment No. 107, "DEER RUNN CONDOMINIUM", a Condominium intended for residential use according to the Condominium Plan and Survey Map, delineating said Apartment, recorded in Volume 11 of Plats, pages 97 through 102, inclusive, under Skagit County Auditor's File No. 871205 and as Amended by instrument recorded December 14, 1990, under Auditor's File No. 9012140051.

TOGETHER WITH an undivided .0406% interest in the common areas and facilities appertaining to said apartment, and including therein limited common areas and facilities so appertaining, according to the Condominium Declarations and Amendment recorded under Skagit County Auditor's File Nos. 871205 and 9012140051.

Said Declaration was re-recorded January 20, 1978, under Auditor's File No. 872397.

ALSO, TOGETHER WITH an easement for vehicular access over and across "Easement Y" and that portion "Easement X", which is an existing gravel driveway; ALSO, TOGETHER WITH a non-exclusive easement for parking, ingress, egress and utilities over, across and under the existing paved portion of said Easement X; said Easements X and Y being more definitely described in Order, entered January 6, 1989 in Skagit County Superior Court Cause No. 86-2-00457-5.

ALSO, TOGETHER WITH the exclusive use of Parking Space No. 24 as established and identified in instrument recorded March 10, 1988, under Auditor's File No. 8803100014.

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



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3/27/2003 Page 3 of 3 3:41PM