

AFTER RECORDING MAIL TO:

Warren Brokaw
P.O. Box 1563
Stanwood, WA 98292



200304010012
Skagit County Auditor

4/1/2003 Page 1 of 2 8:50AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105252-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Buchanan Ave. LLC
Grantee(s): Warren Brokaw and Jeri Jo Brokaw

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.

Situate in the County of Skagit, State of Washington.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3864-005-004-0000, P118427

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 **Warren Brokaw and Jeri Jo Brokaw, husband and wife** 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 and B, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 105252-PE and Second half 2003 taxes.

Dated March 27, 2003

Buchanan Ave. LLC

William Rimmer
By: William Rimmer, Manager

#1537
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 01 2003

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

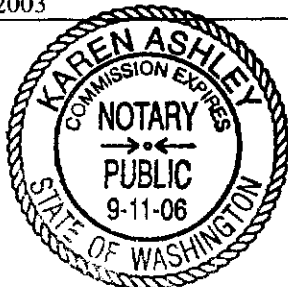
STATE OF Washington }
County of Skagit } SS:

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 Managing Member
_____ 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 27, 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

Schedule "A-1"

DESCRIPTION:

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

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. 200111150009, which would attach to said premises by operation of law.

TOGETHER WITH non-exclusive easement for ingress, egress, utilities and drainage and the joint use and maintenance of the same as established in Declaration of Easement dated August 20, 2001, recorded September 17, 2001, under Auditor's File No. 200109170140, and amended by instrument recorded January 17, 2003, under Auditor's File No. 200301170133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200304010012

Skagit County Auditor