

AFTER RECORDING MAIL TO:

Adam Ware and Kathy Ware



200305210188
Skagit County Auditor

5/21/2003 Page 1 of 3 3:25PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106527-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Nordco Group, L.L.C., a Washington Limited Liability Company
Grantee(s): Adam Ware and Kathy Ware
Abbreviated legal: Ptn E 1/4 SE 1/4, 17-34-4 E W.M. and Ptn. Lot 3, Madison Park Add.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340417-0-017-0008/P25548, 340417-0-018-0007/P25549, 340417-0-019-0006/P25550, 340417-0-020-0003/P25551, 340417-0-021-0002/P25552 & 3737-000-003-0001/P253402

THE GRANTOR NORDCO GROUP, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of a IRC Section 1031 Like-Kind Tax Deferred Exchange in hand paid, conveys and warrants to Adam Ware and Kathy Ware, 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: Deed of Trust dated March 27, 2003, recorded April 9, 2003, under Auditor's File No. 200304090014, in the original amount of \$133,000.00. (Affects Parcel "F" and includes other property)

Also subject to: Paragraphs A through E, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 106527-PE and Second half 2003 taxes.

Dated May 20, 2003

Nordco Group, L.L.C., a Washington Limited Liability Company

By: Craig E. Cammock, General Manager

#2441
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 21 2003

Amount Paid \$ 7120.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

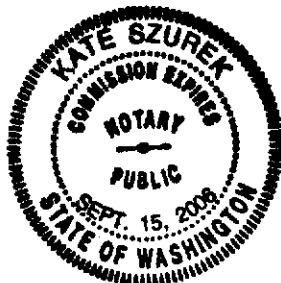
I certify that I know or have satisfactory evidence Craig E. Cammock

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 General Manager of Nordco Group, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 20, 2003

Kate Szurek

Notary Public in and for the State of Washington
Residing at LaConner WA
My appointment expires: 9/15/2006



Schedule "A-1"

DESCRIPTION:

PARCEL "A":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road which runs along the South line of said subdivision 40 feet East of the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 110 feet; thence East 60 feet, more or less, to a point 100 feet East of said West line; thence South 110 feet to the North line of said County Road; thence West along said North line to the point of beginning.

TOGETHER WITH an un-numbered 10 foot tract in "MADISON PARK ADDITION", as per plat recorded in Volume 7 of Plats, page 18, records of Skagit County, Washington, lying North of Fir Street, lying South of Tract 1 of said Plat, lying East of the East line of 12th Street, as platted, and lying West of the West line of that certain tract conveyed to John R. Bustad, et ux, by deed dated May 2, 1951, recorded May 4, 1951, under Auditor's File No. 460437.

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

PARCEL "B":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said County road 100 feet East of the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 110 feet; thence East 60 feet; thence South 110 feet, more or less, to the North line of the County road; thence West along the North line of said road 60 feet, more or less, to the point of beginning.

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

PARCEL "C":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road 160 feet East of the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 110 feet; thence East 40 feet, more or less; thence South 110 feet, more or less, to the North line of the County road; thence West along the North line of said road 40 feet, more or less, to the point of beginning.

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



200305210188
Skagit County Auditor

5/21/2003 Page 2 of 3 3:25PM

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "D":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road, 200 feet East of the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North 110 feet;
thence East 45 feet;
thence South 110 feet, more or less, to the North line of the County road;
thence West along the North side of said road 45 feet to the point of beginning.

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

PARCEL "E":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road 245 feet East of the West line of said subdivision;
thence North 110 feet;
thence East to a point 10 feet West of the West line of a tract conveyed to Arthur A. Aves by instrument dated October 16, 1949, filed November 16, 1949, under Auditor's File No. 438151, records of Skagit County, Washington;
thence South parallel with the West line of said Aves Tract, 110 feet, more or less, to the North line of the County road;
thence West along said North line to the point of beginning.

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

PARCEL "F":

That portion of Lot 3, "MADISON PARK ADDITION, MOUNT VERNON, WASH., 1954", as per plat recorded in Volume 7 of Plats, page 18, records of Skagit County, Washington, lying Southerly of the Easterly extension of the South line of Lot 2 of said "MADISON PARK ADDITION, MOUNT VERNON, WASH., 1954."

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



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5/21/2003 Page

3 of

3 3:25PM