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Skagit County Auditor

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AFTER RECORDING MAIL TO:

MARJE DUFFY, THE ESTATE OF RICHARD DUFFY
4219 MONTGOMERY PLACE
MOUNT VERNON, WA 98274
A72975

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A72975E-2

THE GRANTOR DEXTER AVE ASSOCIATES for and in consideration of Ten Dollars and other valuable consideration and as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to RICHARD S. DUFFY, as Guardian of the Person and Estate of MARJE W. DUFFY per court order entered in Skagit County Cause No. 02-4-00173-4, AND the Estate of RICHARD DUFFY, deceased the following described real estate, situated in the County of SKAGIT, State of Washington:


ABBREVIATED LEGAL: .Section 17, Township 34, Range 4, Portion SE - NE

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

#2455

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 22 2003

Amount Paid \$ 32,485⁰⁰
Skagit Co. Treasurer
By  Deputy

Assessor's Property Tax Parcel Account Number(s): 340417-1-014-0009 P25886, 340417-0-083-0106 P25681, 340417-0-157-0107 P25772, 340417-0-157-0008 P25771

Dated May 20, 2003.

DEXTER AVENUE ASSOCIATES

BY: JAMES F. REINMILLER, partner

BY: HOUG FAMILY PARTNERSHIP

BY: ANDREW M. HOUG, partner

BY: COLLEEN A. HOUG, partner

Exhibit A

TRACT 1:

PARCEL "M":

The North 285.33 feet of the South 565.33 feet of the West 333.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

ALSO TOGETHER WITH non-exclusive easements shown as Parcels "N", and "O" below:

PARCEL "N":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the West 30.00 feet of the following described Parcel:

The East 98.50 feet of the West 143.50 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the West 45.00 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the East 15.00 feet of the North 250.00 feet of the South 280.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said West 30 feet lying within Tract 1 of City of Mount Vernon Short Plat No. MV-11-80 approved November 21, 1980.

ALSO EXCEPT that portion of said West 30 feet lying within the right-of-way for College Way along the South line thereof.

PARCEL "O":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the North 30.00 feet of the South 391.50 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 333.00 feet thereof; **AND EXCEPT** the East 30.00 feet thereof.

TRACT 2:

Lot 1, of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980, in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TRACT 3:

The South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., **EXCEPT** the West 143.5 feet thereof, **AND EXCEPT** the South 40 feet thereof, **AND EXCEPT** that portion of said premises lying East of the following described line:

Commencing at the East 1/4 corner of said Section; thence North 87 degrees 55' 03" West along the South line of the Northeast 1/4 of said Section 17, 345.83 feet; thence North 0 degrees 14' 33" West, 30.02 feet to the true point of beginning; thence continue North 0 degrees 14' 33" West, 250.20 feet to the North line of the South 280.00 feet of said subdivision and the terminus of said described line.

ALSO EXCEPT that portion thereof within Lot 1 of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021.

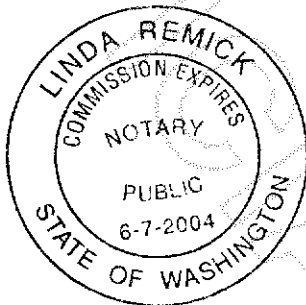


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Skagit County Auditor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that James F. Reinmiller is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument, on oath stated that ~~he~~ she was authorized to execute the instrument and acknowledged it as the Partner of DEXTER AVENUE ASSOCIATES, a Washington general partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: May 21st 2003
Linda Remick

(Signature)

NOTARY PUBLIC

Linda Remick

Print Name of Notary

My appointment expires: 6-7-04



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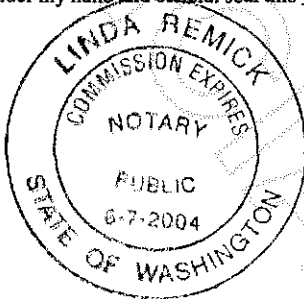
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STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - General Partnership

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn,
personally appeared Andrew M. Houg & Colleen A. Houg
to me known to be the individual s described in and who executed
the foregoing instrument, as a General partner s of the Houg Family Partnership
a General Partnership, and acknowledged to me that they
signed and sealed this said instrument as their free and voluntary act and deed, for the uses and purposes
therein mentioned, and on oath stated They are authorized to execute the said instrument, as the
Partner of Dexter Avenue ASSOCIATES.
GIVEN under my hand and official seal this 21st day of May 2003.



Linda Remick
Notary Public in and for the State of Washington,
residing at Stanwood

My appointment expires 6-7-04

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Limited Partnership

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn,
personally appeared _____
to me known to be the individual _____ described in and who executed
the foregoing instrument, as a General partner _____ of the _____
a Limited Partnership, and acknowledged to me that _____
signed and sealed this said instrument as _____ free and voluntary act and deed, for the uses and purposes
therein mentioned, and on oath stated _____ authorized to execute the said instrument.
GIVEN under my hand and official seal this _____ day of _____, 19____.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



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