

AFTER RECORDING MAIL TO:  
Jerry W. Anderson and Jeannette M. Anderson  
20404 81st Drive NE  
Arlington, WA 98223



200308250241  
Skagit County Auditor

8/25/2003 Page 1 of 2 3:42PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108252-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Buchanan Ave. LLC  
Grantee(s): Jerry W. Anderson and Jeannette M. Anderson

Lot 12, 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): 3864-005-012-0000, P118432

**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 **JERRY W. ANDERSON and JEANNETTE M. ANDERSON, 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 through E, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 108252-PE.

Dated August 7, 2003

Buchanan Ave. LLC

*Bill Rimmer*  
By: Bill Rimmer, Manager

# 4300  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

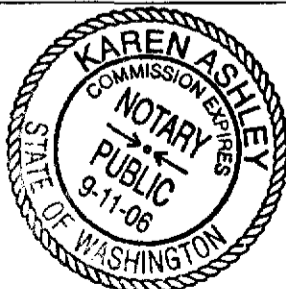
AUG 25 2003

Amount Paid \$ 1055.70  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Bill 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 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 8, 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

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

Beginning at the Northeast corner of Lot 9, Block 5, of said "BINGHAM ACREAGE";  
Thence North  $88^{\circ}55'59''$  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  $41^{\circ}57'49''$ , 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 non-exclusive easements 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.

