

AFTER RECORDING MAIL TO:
B.C. Cypress Construction, Inc.
16132 Smokey Point Blvd.
Marysville, WA 98267



200402120173
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110576-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Buchanan Ave. LLC, a Washington Limited Liability Company
Grantee(s): B.C. Cypress Construction, Inc.

Lot 2, 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): 3864-005-002-0006, P62212

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 B.C. CYPRESS CONSTRUCTION, INC., a Washington Corporation 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 D, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 110576-SE.

Dated February 10, 2004

Buchanan Ave. LLC, a Washington Limited Liability Company

William A. Rimmer
By: William A. Rimmer, Managing Member

#631
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 12 2004

Amount Paid \$ 1185.25
By: Skagit County Treasurer
Deputy

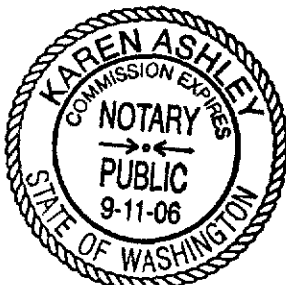
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence William A. 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: February 11, 2004



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

Lot 2, EXCEPT the West 30.43 feet, AND TOGETHER WITH the West 15.22 feet of Lot 3, all in Block 5, "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 $\frac{1}{2}$ 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.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and the installation, repair and maintenance of utilities over, under and across the following described property:

A strip of land 50 feet in width lying 25 feet on either side of the following described centerline:

Beginning at the Northeast corner of Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

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, 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, SKAGIT COUNTY, WASHINGTON", and the terminus of this line description.

TOGETHER WITH those portions of Lots 4, 5, 11 and 12 of said Block 5, which lie within the arc of a circle whose radius is 60 feet, the center of said circle being the above described point of terminus. EXCEPTING THEREFROM any portion lying within the easement first above described.

Situate in the County of Skagit, State of Washington.



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