



200402180107

Skagit County Auditor

2/18/2004 Page 1 of 2 1:30PM

AFTER RECORDING MAIL TO:

BART J. HETTERLE, KATHRYN HETTERLE
1713 25TH H COURT
ANACORTES, WA 98221
A76770

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

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A76770-E

THE GRANTOR MICHAEL E. MAGERKURTH and STEPHANIE A. TOBOSA-MAGERKURTH, TRUSTEES OF THE MAGERKURTH FAMILY TRUST 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 BART J. HETTERLE and KATHRYN HETTERLE, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

"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."

700
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 18 2004

Amount Paid \$ 2670.00
Skagit County Treasurer
Deputy
By: *[Signature]*

Abbreviated Legal: Section 24, Township 35, Range 1; ptn SE
Assessor's Property Tax Parcel Account Number(s): 350124-4-001-0001 P31930, 350124-0-104-0013 P31884

Dated February 17, 2004.

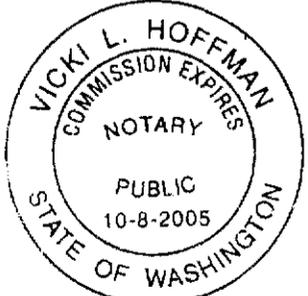
portion of

[Signature] (Trustee)
MICHAEL E. MAGERKURTH, TRUSTEE
[Signature]
STEPHANIE A. TOBOSA-MAGERKURTH, TRUSTEE

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that MICHAEL E. MAGERKURTH and STEPHANIE A. TOBOSA-MAGERKURTH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-17-04



[Signature]
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

LOT 2:

THE EAST 120.76 FEET OF:
THE EAST 226.14 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1
EAST, W.M. LYING SOUTH OF THE SOUTH LINE OF 22ND STREET AS THE SAME
IS LAID OUT AND ESTABLISHED IN THE CITY OF ANACORTES AND EAST OF
THE CENTERLINE OF N AVENUE PROJECTED SOUTH; EXCEPT THAT PORTION, IF
ANY, OF THE WEST 120 FEET OF THAT PORTION OF THE NORTH HALF OF THE
NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER
LYING SOUTH OF THE SOUTH LINE OF 22ND STREET AS THE SAME IS LAID
OUT AND ESTABLISHED IN THE CITY OF ANACORTES AND EAST OF THE
CENTERLINE OF N AVENUE IN SAID CITY PROJECTED SOUTH,
TOGETHER WITH A PORTION OF PARCEL "B" DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF INTERSECTION ON THE SOUTH LINE OF THE NORTH
HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 35 NORTH, RANGE 1 EAST, WITH THE CENTER OF THE ALLEY IN
BLOCK 1 OF HENSLER'S SECOND ADDITION TO THE CITY OF NACORTES, IF THE
SAME WERE PRODUCED SOUTH; THENCE SOUTH ALONG THE CENTERLINE OF
SAID ALLEY SO PRODUCED, 16 1/2 FEET; THENCE EAST TO THE EAST LINE
OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH
ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF
THE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WEST TO THE
POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



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