

AFTER RECORDING MAIL TO:

Robert G. Sturdevant and Tonja L. Sturdevant
2280 Williams Road
Oak Harbor, WA 98277



200403050175
Skagit County Auditor

3/5/2004 Page 1 of 2 3:22PM

Filed for Record at Request of: Ticor Title Company

CHICAGO TITLE C29888✓

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Edward G. Brennan and Michele A. Coen Brennan, who acquired title as Michele A. Coen, husband and wife

for and in consideration of which is paid to a Qualified Intermediary as part of a 1031 deferred exchange in hand paid, conveys, and warrants to

Robert G. Sturdevant and Tonja L. Sturdevant, husband and wife

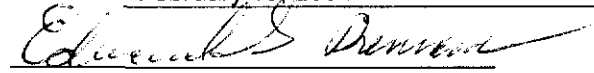
the following described real estate, situated in the County of Skagit, State of Washington:

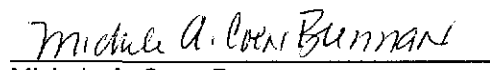
Lot 67, SKYLINE DIVISION NO. 10, as recorded in Volume 9 of Plats, pages 117-120, records of Skagit County, Washington.
Situated in Skagit County, Washington.

Subject to easements, covenants, conditions and restrictions shown on Exhibit "A" as hereto attached and by this reference made a part hereof.

Assessor's Property Tax Parcel/Account Number: 3826-000-067-0006


Dated: February 19, 2004


Edward G. Brennan


Michele A. Coen Brennan

#1032
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 05 2004

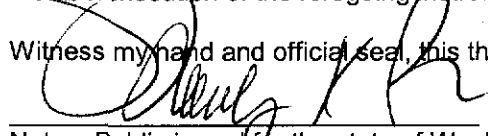
Amount Paid \$ 6210.40
By:  Skagit County Treasurer
Deputy

STATE OF Washington

COUNTY OF King

I, Marilyn K. Brown, a Notary Public of the County and State first above written, do hereby certify that Edward G. Brennan and ~~Michele A. Brennan~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * Michele A. Coen Brennan

Witness my hand and official seal, this the 4th day of March, 2004


Notary Public in and for the state of Washington.

Residing at My Commission Expires:

(SEAL) MARILYN K. BROWN

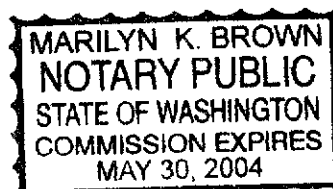


EXHIBIT "A"

1. Easement dedicated on the face of said plat;
For: Slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads
2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to all public and private utilities serving the subdivision, under, and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines, for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire, or police signals or for other purposes shall be placed or permitted to be placed upon any lot outside the building thereon unless the same shall be underground or in conduit attached to the building.
3. Covenants, conditions, and restrictions contained in declaration of restrictions
Recorded: June 7, 1971
Auditor's No.: 753631, records of Skagit County, WA
Executed by: Skyline Associates, a limited partnership,
Harry Davidson, general partner
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument
Recorded: May 7, 1977
Auditor's No.: 856090, records of Skagit County, WA
Imposed by: Skyline Beach Club, Inc.



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