

AFTER RECORDING MAIL TO:

Mr. Kirk S. Loy
2508 Cindy Place
Mount Vernon, WA 98273



200403170095

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110862-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Scott A. Lemke and Sara L. Lemke
Grantee(s): Kirk S. Loy
Abbreviated Legal: Lot 14, Spring Tree
Assessor's Tax Parcel Number(s): 4841-000-014-0006, P90485

THE GRANTOR SCOTT A. LEMKE and SARA L. LEMKE, husband and wife for and in consideration of as part of an L.R.S. Section 1031 Like-Kind Tax Deferred Exchange in hand paid, conveys and warrants to Columbia 1031 Services, LLC as facilitator for Kirk S. Loy, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "PLAT OF SPRING TREE," as per plat recorded in Volume 14 of Plats, pages 142 and 143, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated March 4, 2004




Scott A. Lemke



Sara L. Lemke

#1231
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID


MAR 17 2004

Amount Paid \$ 4094.00
By:  Skagit County Treasurer
Deputy

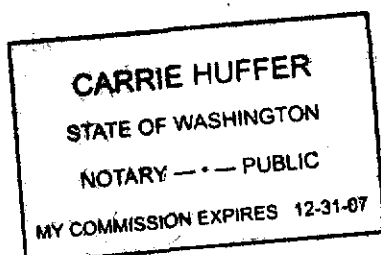
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott A. Lemke and Sara L. Lemke
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 16, 2004



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tract as delineated on the final approved Plat of Spring Tree
Dated: March 5, 1990
Recorded: March 26, 1990
Auditor's No.: 9003260062

B. Rights disclosed in the Dedication of the Plat, as follows:

The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

C. Easement Provisions contained on the face of the Plat, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all necessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

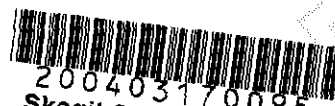
D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: August 7, 1990
Recorded: August 8, 1990
Auditor's No.: 9008080112
Executed By: Private Properties, Inc.
(Affects Lots 1 through 14, inclusive)

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: November 15, 1990
Recorded: November 16, 1990
Auditor's No.: 9011160030
Executed By: Private Properties, Inc.
(Affects Lots 15 through 28, inclusive)

SLK
SAL



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