

WHEN RECORDED RETURN TO:

Holland & Hart

Attn: Ted Murdock

P.O. Box 2527

Boise ID 83701



200404120122

Skagit County Auditor

4/12/2004 Page

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3 10:19AM

ACCOUNT REFERENCE: #447730/RIVA'S INC./PAC

STATUTORY WARRANTY DEED

THE GRANTOR, Universe Life Insurance Company, whose address is P.O. Box 2527, Boise, ID 83701

for and in consideration of in Fulfillment of Real Estate Contract

conveys and warrants to **Rivas, Inc., D/B/A Mexico Cafe,**

the following described real estate, situated in the County of **Skagit**, State of Washington together with all after acquired title of the grantor therein:

See **Exhibit "A"** attached hereto and made a part hereof.

REAL ESTATE EXCISE TAX WAS MARKED EXEMPT OR PAID 12/31/87 BY RECEIPT NO. 4573

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S): 143403-0-051-0009

This Deed is given in fulfillment of that certain Real Estate Contract between **Celia Rivas**, a single woman, as seller and **Rivas, Inc., d/b/a Mexico Cafe**, as purchaser, dated **December 30, 1987**, recorded on **December 31, 1987**, in Book No. **738**, on Page No. **438**, under Instrument No. **8712310022**, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. This deed is further given subject to those encumbrances, easements, restrictions and reservations of record and described in, referred to or contemplated by the terms of said real estate contract.

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Dated: March 8, 2004

Universe Life Insurance Company

Mary Hartung

By: Mary Hartung, Director of Idaho Department of Insurance in her capacity as Statutory Liquidator of the Universe Life Insurance Company

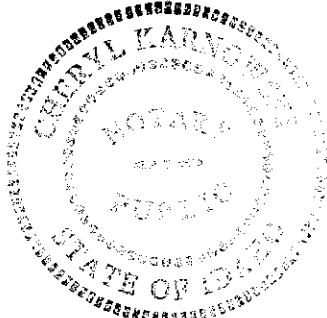
STATE OF WASHINGTON)
)
COUNTY OF _____)

On March 8, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary Hartung to me known to be the Director of Idaho Department of Insurance in her capacity as Statutory Liquidator of the universe Life Insurance Company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Cheryl Karnowski

Notary Public in and for the State of Washington,
residing in Besse ID Ada County.
Expiration date 9/12/2009



fulfillment
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Dec. 31, 1987 *4513
APR 12 2004 *1085.40

Amount Paid \$ 0
Skagit County Treasurer
By: *sp* Deputy



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EXHIBIT "A"

DESCRIPTION:

That portion of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14, which point bears North $0^{\circ}55'02''$ East, a distance of 20.00 feet from the Southeast corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14;
thence North $88^{\circ}01'$ West a distance of 20.00 feet to the point on the West line of the Avon-Allen County road, which point is the true point of beginning of this description;
thence North $0^{\circ}55'02''$ East along the West line of said County road, a distance of 211.25 feet;
thence North $88^{\circ}42'01''$ West, a distance of 155.00 feet;
thence South $0^{\circ}55'02''$ West, a distance of 211.25 feet to a point on the North line of the Donnelly County Road;
thence South $88^{\circ}42'01''$ East along the North line of said County road, a distance of 155.00 feet to the true point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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