

AFTER RECORDING MAIL TO:
Benjamin Lee and Cynthia Lee
12918 DODGE VALLEY RD.
MOUNT VERNON, WA. 98273



200405130109

Skagit County Auditor

5/13/2004 Page

1 of

4 3:25PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B80856

FIRST AMERICAN TITLE CO.

080856-1

Statutory Warranty Deed

Grantor(s): Sterling Investment Group, LLC

Grantee(s): Benjamin Lee and Cynthia Lee

Section 5, Township 33, Range 3; ptn. NW – SE aka Lots 3 and 4, Short Plat No. 96-092

Assessor's Tax Parcel Number(s): 330305-4-008-0500 (P112115), 330305-4-008-0400 (P112114)

THE GRANTOR Sterling Investment Group, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Benjamin Lee and Cynthia Lee, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

An undivided 85% interest in:

Parcel "A":

Lot 3 of Skagit County Short Plat No. 96-092 approved September 12, 1997 and recorded September 24, 1997 as Auditor's File No. 9709240084 in Book 13 of Short Plats, pages 41 and 42, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 33 North, Range 3 East, W.M.

Parcel "B":

Lot 4 of Skagit County Short Plat No. 96-092 approved September 12, 1997 and recorded September 24, 1997 as Auditor's File No. 9709240084 in Book 13 of Short Plats, pages 41 and 42, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 33 North, Range 3 East, W.M.

SUBJECT TO existing Mortgage in favor of Horizon Bank in the amount of \$3,750,000.00 recorded April 9, 2004 as AF# 200404090158, which Grantee and Grantor shall pay per its terms and conditions.

Subject to covenants, conditions, restrictions and reservations as per attached Exhibit "A".

Dated April 26, 2004

Sterling Investment Group, LLC

By: Craig Staffanson

By: Jocelyn Staffanson

2345
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2004

Amount Paid \$ 10680.00
Skagit Co. Treasurer
By Deputy

State of WASHINGTON
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence Craig Staffanson & Jocelyn
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath
stated he/she/they are authorized to execute the instrument and is as only members of
STERLING INVESTMENTS GROUP LLC to be the free and voluntary act of such party for the
uses and purposes mentioned in this instrument.

Date: 5/10/04

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

B. Elizabeth Thompson
Notary Public in and for the State of WASHINGTON
Residing at FERNDale
My appointment expires: 06/19/07



EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No: 96-092
Recorded: September 24, 1997
Auditor's No: 9709240084
(Copy attached)

Said matters include but are not limited to the following:

1. Additional right-of-way to be deeded to Skagit County.
2. Access locations delineated thereon.
3. Mislocated fencelines.
4. Utility easements over Lots 1 and 3 to benefit Lots 3 and 4.
5. Short Plat number and date of approval shall be included in all deeds and contracts.
6. Water - Public Utility District No. 1 of Skagit County
7. Sewage Disposal - Individual on-site septic systems. Lots will require an alternative sewage disposal system. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
8. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
9. No building permit shall be issued for any residential and/or commercial structures with are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District per 14.08.09(1)(0). Currently in Skagit County Fire District #13.
10. Change in location of access may necessitate a change of address. Contact Skagit County Public Works.
11. This Survey depicts existing fence and other occupational indicators in accordance with WAC 332.130. These occupational indicators may indicate a potential for claims of unwritten title. Legal ownership based upon unwritten title claims have not been resolved by this Survey.
12. All building and driveway drainage developed on this Short Plat shall be directed into a constructed dispersal trench. Details of the dispersal trench are on file at the Skagit County Planning and Permit Center.



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B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Sterling Investment Group, LLC
And: Cascade Ag Services, Inc.
Dated: September 5, 2002
Recorded: September 5, 2002
Auditor's No: 200209050084
Regarding: Access over Lot 4 of Short Plat to benefit Lot 3 of Short Plat

C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Larry Jensen
Recorded: September 5, 2002
Auditor's No: 200209050083
Affects: Parcel "A"

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

D. Terms and Provisions of Order Consolidating Proceedings and Order Deferring Scheduling, Order Compelling Discovery, Skagit County Hearing Examiner, recorded under Skagit County Auditor's File Nos. 200302030236 and 200302190103.

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Cascade Agricultural Services, Inc.
Dated: February 11, 2003
Recorded: March 19, 2003
Auditor's No: 200303190048
Regarding: Temporary Water Services Agreement

F. Terms and Provisions of Order on Appeal AP#03-0511 (Skagit County Hearing Examiner) recorded under Skagit County Auditor's File No. 200401150077.



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