

AFTER RECORDING MAIL TO:
Kelly S. Fellers and Kirk D. Fellers
2911 E. Blackburn Road
Mount Vernon, WA 98273



200406180155
Skagit County Auditor

6/18/2004 Page 1 of 3 3:38PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111187-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Nordco Group, LLC
Grantee(s): Kelly S. Fellers and Kirk D. Fellers

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340428-2-018-0208, P28020

Abbreviated Legal: ptn SE ¼ of NW ¼, 28-34-4 E W.M. aka ptn. Tr. 2, SP 18-87

THE GRANTOR NORDCO GROUP, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to KELLY S. FELLERS and KIRK D. FELLERS, Wife and Husband

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

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject To: Paragraphs A and B, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 111187-SE attached hereto and made part hereof

Dated June 14, 2004

Nordco Group, L.L.C.

By: Craig Cammock, Managing Member

31121
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 18 2004

Amount Paid \$ 5117.50
By Skagit County Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Craig Cammock

Is _____ the person who appeared before
me, and said person acknowledged that he _____ signed this instrument, on oath stated He is
authorized to execute the instrument and is The Managing Member
of Nordco Group, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/14/2004

Notary Public in and for the State of Washington

Residing at Mount Vernon, Wa

My appointment expires: 9/11/2006 6/1/05

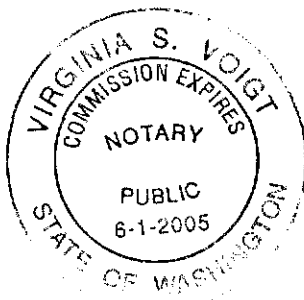


EXHIBIT A

That portion of Lot 2, Short Plat No. 18-87, approved June 22, 1987, recorded June 24, 1987, in Book 7 of Short Plats, page 183, under Auditor's File No. 8706240025; and being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M., which is more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, Skagit County Short Plat No. 18-87;
thence North $1^{\circ}23'39''$ East (shown as North $1^{\circ}19'00''$ East on the face of said Short Plat) along the West line of said Lot 2 for a distance of 225.72 feet;
thence North $86^{\circ}48'33''$ East, parallel with the South line of said Lot 2, for a distance of 145.80 feet;
thence South $1^{\circ}25'41''$ West, for a distance of 225.73 feet, more or less, to the South line of said Lot 2 at a point bearing North $86^{\circ}48'33''$ East (shown as North $86^{\circ}45'54''$ East on the face of said Short Plat);
thence South $86^{\circ}48'33''$ West along said South line for a distance of 145.67 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. Notes contained on the face of the Short Plat, as follows:

1. Short Plat number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads are the responsibility of the lot owners;
3. Zoning – Residential – (R);
4. Water – Public Utility District No. 1;
5. Sewer – Individual on-site sewage systems.

NOTE: Alternate on-site sewage systems are proposed for the lots in this subdivision which have special design, construction, and maintenance requirements, see Skagit County Health Officer for details.

B. RESERVATIONS CONTAINED IN DEED:

Executed By:	Nordco Group, LLC, a Washington limited liability company
Recorded:	January 29, 2004
Auditor's No.:	200401290119
As Follows:	"This boundary line adjustment is not for the purposes of creating an additional building lot."



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