

AFTER RECORDING MAIL TO:
Robin Hill LLC
PO BOX 264
Medina, WA 98039



200406300139
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81081

FIRST AMERICAN TITLE CO.

MA081-E-1

Statutory Warranty Deed

Grantor(s): Juanita J. McKeon
Grantee(s): Robin Hill LLC
Assessor's Tax Parcel Number(s): 340519-0-003-0001 (P30312)

THE GRANTOR Juanita J. McKeon, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robin Hill LLC, a Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

The South 1/2 of Government Lot 2, Section 19, Township 34 North, Range 5 East, W.M., AND EXCEPT mineral rights as reserved in Deed recorded November 8, 1909, as Auditor's File No. 76334.

Subject to paragraphs A & B of Schedule B-1 of First American Title Company's preliminary commitment no. B81081 attached hereto and made a part hereof by this reference.

Dated: June 24, 2004

Juanita J. McKeon
Juanita J. McKeon

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Juanita J. McKeon, the persons who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-29-04

Kerr M. Kerr



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

3353

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2004

Amount Paid \$ 1,780.00
Skagit Co. Treasurer
By [Signature] Deputy

Order No.: B81081

SCHEDULE "B-1"

Exceptions:

A. RESERVATION CONTAINED IN DEED

Executed by: Union Lumber Company
Recorded: November 8, 1909
Auditor's No.: 76334
As Follows:

"Excepting from this conveyance all petroleum, gas, coal and other valuable minerals." Said minerals are now owned by Skagit County.

B. RESERVATION CONTAINED IN DEED

Executed by: H.C. Peters and Gertrude Peters
Recorded: February 3, 1928
Auditor's No.: 210370
As Follows:

Reserving the forty (40) foot railroad right-of-way through the same for road purposes.



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