

After recording return to:
Loughlin Properties, LLC
2210 Kulshan View Drive
Mount Vernon, WA 98273



200407090115
Skagit County Auditor

7/9/2004 Page 1 of 5 3:19PM

110554-7

Legal Description (abbreviated): Lot A., Kulshan View Div. 1
Additional Legal on page: 2
Assessor's Tax Parcel ID#: 4421-000-001-0002
Reference: 20020540-408-SDF

LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Wayne R. Wilskie and Margaret A. Wilskie, husband and wife and Dennis G. Cooley and Vickie M. Cooley, husband and wife and Richard E. Raisler and Karen A. Raisler, husband and wife and Patrick J. Loughlin and Christine D. Loughlin, husband and wife, each as to a 25% interest, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to Loughlin Properties, LLC, a Washington State Limited Liability Company** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

See Exhibit A attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3529

JUL 9 5 2004

Amount Paid \$ 28,480.00
Skagit Co. Treasurer
By *DC* Deputy

Subject to: Those items specifically set forth on Exhibit "B" attached hereto.

Dated: June 25, 2004

Wayne R. Wilskie

Wayne R. Wilskie

Margaret A. Wilskie

Margaret A. Wilskie

Dennis G. Cooley

Dennis G. Cooley

Vickie M. Cooley

Vickie M. Cooley

Richard E. Raisler

Richard E. Raisler

Karen A. Raisler

Karen A. Raisler

Patrick J. Loughlin

Patrick J. Loughlin

Christine D. Loughlin

Christine D. Loughlin

State of Washington

SS:

County of Snohomish

On this 28th day of June, 2004, before me personally appeared Wayne R. Wilskie and Margaret A. Wilskie to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Jean K. Jacobsen
Notary Public in and for the State of Washington
Print/Type Name: Jean K. Jacobsen
Residing at Edmonds
My Appointment expires: 6-20-07



State of Washington

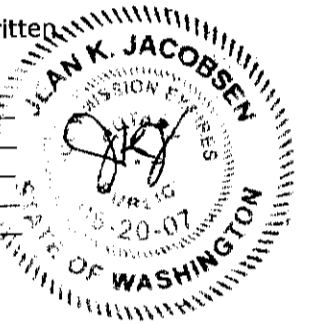
SS:

County of Snohomish

On this 28th day of June, 2004, before me personally appeared Dennis G. Cooley and Vickie M. Cooley to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Jean K. Jacobsen
Notary Public in and for the State of Washington
Print/Type Name: Jean K. Jacobsen
Residing at Edmonds
My Appointment expires: 6-20-07



State of Washington

SS:

County of Snohomish

On this 29th day of June, 2004, before me personally appeared Richard E. Raisler and Karen A. Raisler to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Jean K. Jacobsen
Notary Public in and for the State of Washington
Print/Type Name: Jean K. Jacobsen
Residing at Edmonds
My Appointment expires: 6-20-07



State of Washington

SS:

County of Snohomish

On this 8th day of ~~June~~ ^{July}, 2004, before me personally appeared Patrick J. Loughlin and Christine D. Loughlin to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Susan D. Fulfs
Notary Public in and for the State of Washington
Print/Type Name: Susan D. Fulfs
Residing at Marysville
My Appointment expires: 7-12-2005

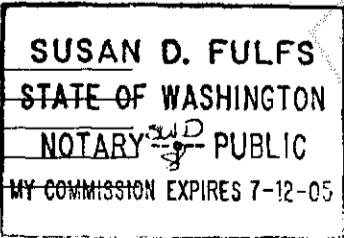
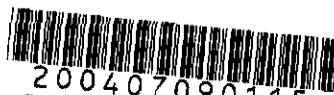


Exhibit A

PARCEL "A"

LOT A, "PLAT OF KULSHAN VIEW, DIVISION NO. 1," AS PER PLAT RECORDED IN VOLUME 13 OF
PLATS,
PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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EXHIBIT "B"

Exceptions and reservation contained in deed from the State of Washington recorded under Auditor's File No. 127165, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Water line
In Favor Of: Public Utility District No. 1 of Skagit County
Recorded: August 10, 1978
Auditor's No.: 885273
Affects: Beginning at a point on the East line of Short Plat No. MV-16-77, as recorded under Skagit County Auditor's File No. 868505, located North 1°27'28" East 373.16 feet from the Southeast corner of said Short Plat; thence North 88°31'32" West radius line of the cul-de-sac a distance of 20.73 feet; thence South 88°31'32" East 230.69 feet; thence North 1°27'28" East 20.00 feet to the point of beginning.

A 7 foot utility easement over and across the subject property as delineated on the face of the Short Plat No. MV-16-77 and said plat.
(Affects the exterior 7 feet adjacent to streets)

EASEMENT AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: LaVenture Partners
Purpose: Overflow parking
Area Affected: Subject property
Dated: September 5, 1978
Recorded: April 16, 1980
Auditor's No.: 8004160056

Said easement is a re-recording of easement recorded under Auditor's File No. 7904230034.

STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

BETWEEN: City of Mount Vernon, a municipal corporation
AND: LaVenture Partnership
DATED: April 20, 1979
RECORDED: April 27, 1979
AUDITOR'S NO: 7904270010
PROVIDING: Right to connect subject property to City sewer

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose: Sidewalks
Area Affected: West 7 feet of said premises
Recorded: September 18, 1979
Auditor's No.: 7909180048

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EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Being located on the above described property beginning at the Northeast corner thereof; thence South 22° West approximately 175 feet; thence North 80° West approximately 25 feet to its terminus.
Dated: Not disclosed
Recorded: July 10, 1979
Auditor's No.: 7907100018

Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of the street, avenues, alleys and roads, as dedicated in the plat.



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