



200408300052

Skagit County Auditor

8/30/2004 Page 1 of 2 9:40AM

AFTER RECORDING MAIL TO:
Belle Monde Estate, LLC

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81925

FIRST AMERICAN TITLE CO.

B81925-E-2

Statutory Warranty Deed

Grantor(s): Bradford Holdings, LLC

Grantee(s): Belle Monde Estate, LLC

Section 5, Township 36, Range 3; Ptn. SE ¼ aka Tract 7 of Survey #9306110050

Assessor's Tax Parcel Number(s): 360305-4-002-0109 P96125, 360305-4-002-0200 P104267

THE GRANTOR Bradford Holdings, L.L.C., a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Belle Monde Estates, LLC, a Washington limited liability company** the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

All that portion of the Southeast 1/4 of Section 5, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of Section 5; thence North 2°15'57" East along the East line of said Southeast 1/4, 2122.87 feet, to the true point of beginning; thence North 89°03'49" West, 1519.19 feet; thence South 36°00'00" West, 753.36 feet; thence North 89°03'49" West 239.01 feet; thence North 12°00'00" West 275.00 feet; thence North 36°00'00" East, 814.61 feet; thence South 89°03'49" East, 1791.96 feet to a point on the East line of said Southeast 1/4; thence South 2°15'57" West, along said East line, 318.25 feet, to the true point of beginning.

(Also known as "Proposed Parcel 7" of that Survey recorded June 11, 1993 under Skagit County Auditor's File No. 9306110050).

Parcel "B":

TOGETHER WITH a non-exclusive easement for road purposes over and across an existing 40 foot road in the East 1/2 of the Northeast 1/4 of Section 8, and the Southwest 1/4 of the Southwest 1/4 of Section 9, in said Township 36 North, Range 3 East, W.M., as more particularly set forth in document dated August 10, 1973 and recorded September 14, 1973, under Auditor's File NO. 790797.

TOGETHER WITH a non-exclusive easement for road purposes over and across a 40 foot strip of land in the West 1/2 of the West 1/2 of Section 9, Township 36 North, Range 3 East, W.M., as more particularly set forth in document dated June 30, 1984, recorded July 19, 1984, under Auditor's File No. 8407190064

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a strip of land 60 feet in width, as described in agreement recorded August 30, 1991, as Auditor's File No. 9108300086, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a strip of land 60 feet in width, as described in agreement recorded December 6, 1991, as Auditor's File No. 9112060131, records of Skagit County, Washington.

Subject to paragraphs A thru K of Schedule B-1 of First American Title Company's preliminary commitment no. B81925 attached hereto and made a part hereof by this reference.

Dated August 23, 2004

Bradford Holdings, LLC

By: David Cavanaugh, Managing Member

4630
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 30 2004

Amount Paid \$ 8455.00
By Skagit Co. Treasurer Deputy

Order No:

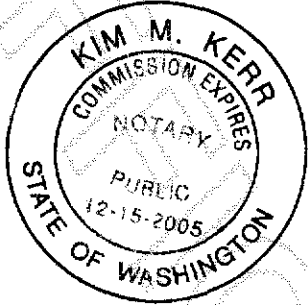
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence David Cavanaugh is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is are authorized to execute the instrument and is Managing Member of Bradford Holdings LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date:

August 26th 2004

Kim M. Kerr



Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 12/15/2005



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