

AFTER RECORDING MAIL TO:
William A. Rimmer, Managing Member
1615 Buck Way Ste A
Mount Vernon, WA 98273



200409290083
Skagit County Auditor

9/29/2004 Page 1 of 3 11:29AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81620

Statutory Warranty Deed FIRST AMERICAN TITLE CO.

B81620E

Assessor's Tax Parcel Number(s): 4175-000-003-0008, P77325, 4175-000-002-0207, P77322

THE GRANTOR Leo Sebastian and Patricia R. Sebastian, husband and wife 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 State & Borseth LLC, a general partnership the following described real estate, situated in the County of Skagit, State of Washington.

Tracts 2 and 3 of "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY", as per plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington, EXCEPT the North 70 feet of said Tracts 2 and 3; and EXCEPT that portion of the East 85 feet of said Tract 2 lying South of a line that is 120 feet South of and parallel to the North line of said Tract 2. Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated: Sep. 27, 2004

Leo W. Sebastian

Patricia R. Sebastian

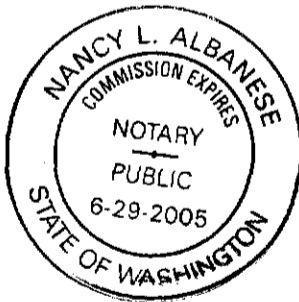
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leo W. Sebastian and Patricia R. Sebastian, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9/28/04

Nancy L. Albanese

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 6-29-05



5254
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 29 2004

Amount Paid \$ 3115.00
Skagit Co. Treasurer
By Deputy

Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: February 27, 1947
Recorded: March 3, 1947
Auditor's No.: 401584
Purpose: To lay, maintain, etc., a pipe or pipes, line or lines for the transportation of water
Area Affected: The centerline of which begins on the West line of the subject property 285 feet South of the South line of Woodworth Street; thence Easterly over the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation
Dated: September 30, 1948
Recorded: October 18, 1948
Auditor's No.: 423993
Purpose: Construct, maintain, etc., the electric power line
Area Affected: The South 10 feet of the North 40 feet of subject property

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Jan Lopacki and Opal G. Lopacki, husband and wife
Dated: August 17, 1949
Recorded: September 3, 1949
Auditor's No.: 435415
Purpose: Right of ingress and egress
Area Affected: The South 40 feet of the North 50 feet of the subject property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro-Woolley, a Municipal Corporation; Puget Sound Power and Light Company; G.T.E. Systems of the Northwest; Cascade Natural Gas Corporation; Public Utility District No. 1 of Skagit County and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns
Dated: July 7, 1992
Recorded: July 10, 1992
Auditor's No.: 9207100010
Purpose: Street purposes and utility purposes, over, across and under
Area Affected:

The West 5 feet of the South 20 feet of Lot 3 TOGETHER WITH the South 5 feet of the following described tracts of land, to-wit:



200409290083
Skagit County Auditor

9/29/2004 Page

2 of

3 11:28AM

Lot 2 EXCEPT the North 70 feet thereof and EXCEPT that portion of the East 85 feet thereof lying South of the North 120 feet thereof, plat of "Trowbridge Addition To The Town Of Sedro-Woolley", according to the plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH Lot 3 less the North 70 feet thereof, plat of "Trowbridge Addition To The Town Of Sedro-Woolley", according to the plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of:	Merlee M. Davis, a widow, as her sole and separate property
Recorded:	October 29, 1974
Auditor's No.:	809409
For:	Ingress and egress
Affects:	South 40 feet of the North 120 feet of Lots 2 and 3, said "Trowbridge Addition to the Town of Sedro-Woolley", said right not being exclusive.



200409290083

Skagit County Auditor