

AFTER RECORDING MAIL TO:
Mr. Pierce M. Hoover, Ms. Sharon Harrison
17476 Maple Lane
La Conner, WA 98257



200411290169
Skagit County Auditor

11/29/2004 Page 1 of 2 1:56PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83069

Statutory Warranty Deed

Grantor(s): David Radosevich and Jodee Radosevich
Grantee(s): Pierce M. Hoover and Sharon Harrison
Assessor's Tax Parcel Number(s): 4036-001-002-0006, P70206

FIRST AMERICAN TITLE CO.

A830699

THE GRANTOR David Radosevich and Jodee Radosevich, 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 Pierce M. Hoover, an unmarried man, and Sharon Harrison, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Block 1, "WAGNER'S HOPE ISLAND ADDITION", as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington.

EXCEPT that portion of Lot 2, Block 1, "WAGNER'S HOPE ISLAND ADDITION", as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington, lying Northerly of the following described line:

Begin at a point on the West line of said Lot 2 at a point lying 10 feet South of the Northwest corner thereof; thence Northeasterly in a straight line to a point on the East line of said Lot 3 lying 10 feet North of the Southeast corner thereof, said point being the terminus of this line description.

TOGETHER WITH that portion of Lot 3, Block 1, "WAGNER'S HOPE ISLAND ADDITION", as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington, lying Southerly of the following described line:

Begin at a point on the West line of said Lot 2 at a point lying 10 feet South of the Northwest corner thereof; thence Northeasterly in a straight line to a point on the East line of said Lot 3 lying 10 feet North of the Southeast corner thereof, said point being the terminus of this line description.

SUBJECT TO the Easements, Restrictions and other Exceptions contained in Exhibit "A" attached hereto.

Dated: November 17, 2004

David Radosevich

Jodee Radosevich

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6380

NOV 29 2004

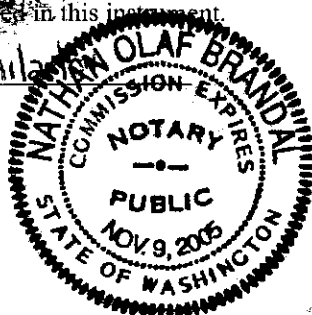
6303 30

Amount Paid to
Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that David Radosevich and Jodee Radosevich, 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: 11/29/2004



Notary Public in and for the State of Washington
Residing at 9803 Ne 116th St Kirkland 98034
My appointment expires: Nov 9th 2005

A. Reservations contained in Deed from San Sam (Sughhadium) and Amelia Sam, his wife, of Swinomish Indian Reservations, noncompetent Swinomish Indians, recorded January 13, 1931, in Volume 156 of Deeds, page 411, under Auditor's File No. 240219, records of Skagit County, Washington, substantially as follows:

There is also reserved a right-of-way for canals and ditches constructed under authority of the United States.

B. Said lands lie within the Swinomish Indian Reservation and may be subject to governmental regulation by the Swinomish Tribe of Indians.

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 7, 1997
Auditor's No.: 9708070024
Purpose: Constructing, maintaining, repairing, altering or
reconstructing a septic tank effluent pump
sanitary sewer collection system
Area Affected: Portion of Lot 2

D. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: February 7, 2003
Auditor's No.: 200302070144
Purpose: Well, water line, electrical power
Area Affected: Portion of the subject property and other property

Said instrument was modified by instrument recorded June 11, 2004, under Auditor's File No. 200406110131.



200411290169
Skagit County Auditor