

AFTER RECORDING MAIL TO:
Mr. Richard H. Smith, Member
18154 W. Stackpole Road
Mount Vernon, WA 98273

200412010155

Skagit County Auditor

12/1/2004 Page 1 of 2 3:12PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114102-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Randa M. Widby

Grantee(s): S & B Properties L.L.C.

Abbreviated Legal: S1/2 of SE1/4, 11-33-3 E W.M.

Assessor's Tax Parcel Number(s): 330311-4-011-0004, P15750

THE GRANTOR RANDA M. WIDBY, formerly Randa M. Mobley, a married woman as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to S & B PROPERTIES L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

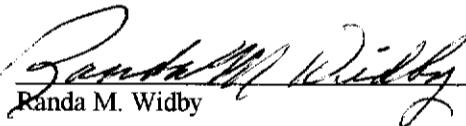
Not Grantor's Primary Residence

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 in Section 11, Township 33 North, Range 3 East, W.M., EXCEPT Polson Road.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through C, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 114102-SE, attached hereto and made part hereof

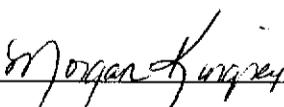
Dated November 24th, 2004


Randa M. Widby

STATE OF Washington }
COUNTY OF Chelan } SS:

I certify that I know or have satisfactory evidence that Randa M. Widby the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be Her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/29/04


Morgan Kingrey

Notary Public in and for the State of Washington

Residing at Wenatchee

My appointment expires: 8-29-2008



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Dike District No. 2 of Skagit County, Washington
Purpose: For drainage purposes
Area Affected: The East 3 feet
Dated: April 10, 1922
Recorded: February 6, 2003
Auditor's No.: 161875 in Volume 128, page 404

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Dike District No. 2 of Skagit County, Washington
Purpose: For drainage purposes
Area Affected: The East 3 feet
Dated: April 10, 1922
Recorded: May 23, 1929
Auditor's No.: 223365 in Volume 151, page 91

C. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF

Recorded: October 27, 2004
Auditor's File No.: 200410270002