

WHEN RECORDED RETURN TO:

JACK O. SWANSON  
BELCHER, SWANSON, LACKEY, DORAN,  
LEWIS & ROBERTSON, P.L.L.C.  
900 DUPONT STREET  
BELLINGHAM, WA 98225

114580-2E



200412210137

Skagit County Auditor

12/21/2004 Page 1 of 3 3:45PM

LAND TITLE OF SKAGIT COUNTY

Document Title:	Statutory Warranty Deed
Grantor/borrower:	Stephen W. Brisbane and Laura T. Brisbane, husband and wife
Grantee/assignee/beneficiary:	Wayne Brisbane and Marilyn Brisbane, husband and wife, as to an undivided 52% interest; Genos Investment LLC, a Washington limited liability company, as to an undivided 48% interest
Legal Description:	Ptn. NE ¼ of the NE ¼, Sec. 24, Twp 34, R 3E, W.M.
Assessor's Tax Parcel ID#:	P22532

### STATUTORY WARRANTY DEED

THE GRANTORS, STEPHEN W. BRISBANE and LAURA T. BRISBANE, husband and wife, for and in consideration of an exchange of property as part of an IRC Section 1031 Exchange and other valuable consideration, conveys and warrants to WAYNE BRISBANE and MARILYN BRISBANE, husband and wife, as to an undivided fifty-two percent (52%) interest in common, and GENOS INVESTMENT LLC, a Washington limited liability company, as to an undivided forty-eight percent (48%) interest in common, the following described real estate, situated in the County of Skagit, State of Washington:

*See attached Exhibit "A"*

*SUBJECT TO:* Matters of record except general real estate taxes.

**THIS CONVEYANCE IS BEING MADE DIRECTLY BY GRANTOR TO GRANTEE AT THE REQUEST OF AND UNDER THE EXCLUSIVE CONTROL OF TAX DEFERRED EXCHANGE SERVICES, INC., A WASHINGTON CORPORATION, WHO IS ACTING AS QUALIFIED INTERMEDIARY FOR THIS TRANSACTION.**

DATED this 21<sup>st</sup> day of December, 2004.

STEPHEN W. BRISBANE, Grantor

LAURA T. BRISBANE, Grantor

6858  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 21 2004

Amount Paid \$ 14,151.00  
By Skagit Co. Treasurer  
Deputy

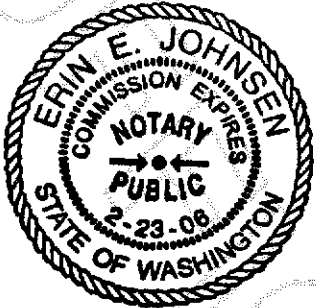
STATE OF WASHINGTON

)  
)ss.  
)

COUNTY OF WHATCOM

On this 21<sup>st</sup> day of December, 2004, before me personally appeared STEPHEN W. BRISBANE, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Erin E. Johnsen  
Notary Public in and for the State of Washington,  
residing at Bellingham.  
My Commission Expires: 02/23/06

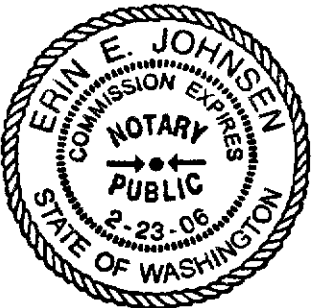
STATE OF WASHINGTON

)  
)ss.  
)

COUNTY OF WHATCOM

On this 21<sup>st</sup> day of December, 2004, before me personally appeared LAURA T. BRISBANE, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Erin E. Johnsen  
Notary Public in and for the State of Washington,  
residing at Bellingham.  
My Commission Expires: 02/23/06

N:\WP\jos\ALL JOS CLIENTS\BRISBANE\Genos Investments\Stat Warr Deed - 1031.doc



200412210137  
Skagit County Auditor

12/21/2004 Page 2 of 3 3:45PM

EXHIBIT "A"

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

PARCEL "T":

That portion of Parcel "R", described below, lying Southerly of the line drawn between Points A and B below, and Easterly of the line drawn between Points B and C, below, and Northeasterly of the line drawn between Points C and D, said points being shown on that survey recorded May 26, 1999, in Volume 21 of Surveys, pages 204 and 205, under Auditor's File No. 9905260005, records of Skagit County, Washington;

Beginning at the Northeast corner of Tract 3 of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, records of Skagit County, Washington;

thence along the Southwesterly right-of-way line of the Memorial Highway, South 52°03'10" East a distance of 230.01 feet to Point A;

thence South 35°10'46" West to a point on a line running parallel with and 60 feet East of the East line of the hereinabove mentioned Bernik property, said point hereinafter labeled Point B;

thence South on said parallel line to a point on a line parallel with and 275 feet Southwesterly of the Southwesterly line of Memorial Highway, said point hereinafter known as Point C;

thence Southeasterly along said parallel line to the East line of Parcel R, said point hereinafter known as Point D;

PARCEL "R":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 3 East, W.M., lying Southerly of the State Highway commonly known as Memorial Highway, and lying Easterly of that certain tract of land conveyed to Frank Bernik and Evelyn Bernik, husband and wife, by deed recorded May 9, 1939, in Volume 177 of Deeds, page 12, under Auditor's File No. 312883, records of Skagit County, Washington, and lying Westerly of the following described line:

Beginning at the Southwest corner of that certain tract of land conveyed to Smiley's Inc., a Washington corporation, by deed recorded March 30, 1976, under Auditor's File No. 832505, records of Skagit County, Washington;

thence North along the West line of said Smiley Tract to the Northwest corner thereof, which point is also the Southwest corner of Parcel B of those two tracts labeled Parcels A and B, conveyed to Willard Hammer and Bernice Evelyn Hammer, husband and wife, by deed recorded April 22, 1975, under Auditor's File No. 816409, records of Skagit County, Washington;

thence North and Northwesterly along the West lines of said Hammer Parcels B and A to the most Westerly corner of said Parcel A;

thence Northeasterly along the Northwesterly line of said Parcel A to the Southwesterly line of Memorial Highway, which is the terminal point of this line.

Situate in the County of Skagit, State of Washington.



200412210137

Skagit County Auditor