

AFTER RECORDING MAIL TO:
James T. McGregor
P.O. Box 626
Anacortes, WA 98221



Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114692-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Timothy K. Reichert, Tracy A. Reichert
Grantee(s): James T. McGregor and Mary B. McGregor
Abbreviated Legal: Lot 3, ptn Lot 4, Blk. 104, Am. Burl.
Assessor's Tax Parcel Number(s): P71984/4076-104-003-0008

THE GRANTOR Timothy K. Reichert and Tracy A. Reichert, husband and wife, consideration of PURSUANT TO AN IRS 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to James T. McGregor and Mary B. McGregor, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 and the East 1 foot of Lot 4, Block 104, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated January 7, 2005

Timothy K. Reichert
Timothy K. Reichert

Tracy A. Reichert
Tracy A. Reichert

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Timothy K. Reichert, Tracy A. Reichert**

the person(s) 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.

Dated: 1/14/05

[Signature]

Notary Public in and for the State of WA
Residing at Deer River Island
My appointment expires: 4/28/07



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
222
JAN 14 2005

Amount Paid \$ 3916.00
By [Signature] Skagit Co. Treasurer Deputy

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sewer pipe line
In Favor Of: City of Burlington
Recorded: May 12, 1947
Auditor's No.: 404292
Affects: Alley adjacent to South line

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right to maintain a concrete footing or foundation to support a masonry wall located on property adjoining on the East
In Favor Of: James T. Vandeman and Jesse Vandeman
Recorded: December 29, 1948
Auditor's No.: 426586
Affects: East 12 inches of the property herein described

C. PARTY WALL AND FOOTING EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Lawrence K. Hegewald and Marjorie M. Hegewald, husband and wife, Lessors
And: C. E. Finch and Billie B. Finch, husband and wife, Lessees
Dated: October 3, 1953
Recorded: August 15, 1969
Auditor's No.: 729911
(For the joint use of the wall on the West line of said property, for a period of 30 years from date.)

D. PARTY WALL AND LEASE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Lawrence K. Hegewald and Marjorie M. Hegewald, husband and wife,
And: James T. Vandeman and Jessie P. Vandeman, husband and wife
Dated: May 20, 1954
Recorded: June 2, 1954
Auditor's No.: 502265
(For the right to maintain on the East 1 foot of the South 20 feet of Lot 3, a footing or foundation to support a masonry wall located on property adjoining on the East.)

[Handwritten signatures]



200501140114
Skagit County Auditor