

When Recorded Return to:
STRANDBERG CONSTRUCTION, INC.
Nels G. Strandberg
P.O. Box 319
Ariacortes WA 98221



200501270249
Skagit County Auditor

1/27/2005 Page 1 of 2 4:18PM

Chicago Title Company - Island Division
Order No: AE10490 MM

STATUTORY WARRANTY DEED

IC33595 ✓

THE GRANTOR **DONNA RAWHOUSER**, as her separate estate

for and in consideration of **One Hundred Twenty-Five Thousand and 00/100...(\$125,000.00) DOLLARS**

in hand paid, conveys and warrants to **DAKOTA AVENUE, LLC, a Washington Limited Liability Company**

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

Tax Account No. : P31725 & P58391

Subject to: Restrictions, reservations and easements of record. By

401

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 27 2005

Amount Paid \$ 2,225.00
Skagit Co. Treasurer
Deputy

Dated: January 5, 2005

DONNA RAWHOUSER Date



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DONNA RAWHOUSER the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 1-6-05

Notary Public in and for the State of Washington
Residing at Ariacortes
My appointment expires: 10-28-05

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10490 MM

PARCEL I:

Lots 1 to 5, inclusive, Block 405, PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

EXCEPT any portion of Lots 1 through 5, lying within the Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL II:

The Westerly 350 feet of that portion of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 1 East of the Willamette Meridian, lying North of the South line of 16th Street as shown on the plat of G. Kellogg's Addition to the City of Anacortes, as per plat recorded in Volume 1 of Plats, page 39, records of Skagit County, Washington, produced West;

EXCEPT the following described tract:

Beginning at the intersection of the Easterly line of Dakota Street with the North line of said Northwest Quarter of the Southeast Quarter of the Northeast Quarter which point is 168.69 feet East from the Northwest corner of said subdivision; Thence South 21°37' East along the East line of Dakota Street produced 20.25 feet;

Thence North 68°23' East along the Southeast line of those premises conveyed to Wesley Adams Rawhauser et ux by deed dated December 18, 1951, filed February 20, 1952, as Auditor's File No. 471783, records of Skagit County, Washington and recorded in Volume 249 of Deeds, page 147, 52 feet to the North line of said Northwest Quarter of the Southeast Quarter of the Northeast Quarter;

Thence South 89°39'30" West along the subdivision line 55.80 feet to the point of beginning.

Situated in Skagit County, Washington



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