

AFTER RECORDING MAIL TO:
Ms. Jeri De Remer, Mr. Joshua A. Lancaster
1604-B 13th Street
Anacortes, WA 98221



200501310249
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83614

Statutory Warranty Deed

Grantor(s): Matthew D. Click
Grantee(s): Jeri De Remer and Joshua A. Lancaster
Assessor's Tax Parcel Number(s): P121499, 4826-000-002-0000

FIRST AMERICAN TITLE CO.

A83614E

THE GRANTOR Matthew D. Click, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeri De Remer, a single person, and Joshua A. Lancaster, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Unit B, "THIRTEENTH STREET CONDOMINIUM", according to the Survey Map and Plans recorded April 9, 2004, under Auditor's File No. 200404090165, records of Skagit County, Washington, and the Declaration recorded April 9, 2004 under Auditor's File No. 200404090166.


SUBJECT TO EXCEPTIONS SET FORTH ON EXHIBIT A ATTACHED HERETO.

Dated: January 27, 2005


Matthew D. Click

479
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


JAN 31 2005

Amount Paid \$ 356.00
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Matthew D. Click, is the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1/31/05



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07



EXHIBIT A

EXCEPTIONS:

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Thirteenth Street Condominium
Recorded: April 9, 2004
Auditor's No.: 200404090165

Said matters include but are not limited to the following:

1. Fence encroachments
2. Roof overhang
3. Alternative boundary locations

B. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: April 9, 2004
Auditor's File No.: 200404090166

C. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

D. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.



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