

When Recorded Return to:
KELLY D. AUS
1031 N. Bel Air Drive
Mount Vernon WA 98273



200502150077

Skagit County Auditor

2/15/2005 Page

1 of

2 11:39AM

Chicago Title Company - Island Division

Order No: IMV0739 MKP

IC33888 /

STATUTORY WARRANTY DEED

THE GRANTOR 4 B'S INVESTMENTS, L.L.C., a Washington Limited Liability Company

for and in consideration of One Hundred Sixty-Seven Thousand Five Hundred and 00/100...(\$167,500.00) DOLLARS and as part of an IRC 1031 Tax Deferred Exchange

in hand paid, conveys and warrants to

KELLY D. AUS, a single person

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

Lot 32, BEL-AIR MANOR SECOND ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 97, records of Skagit County, Washington.

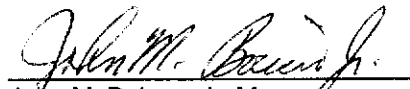
Situated in Skagit County, Washington.


Tax Account No. : 3706-000-032-0003 P52356

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: February 9, 2005

4 B'S INVESTMENTS LLC


John M. Boisen, Jr. Manager



K. Diane Boisen, Member

Date 2/11/05

Date 2/11/05

709
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 15 2005

Amount Paid \$ 2,981.50
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John M. Boisen, Jr. to me known to be the Manager , and K. Diane Boisen Member of 4 B'S INVESTMENTS LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that they are authorized to execute the said instrument on behalf of said entity.

Dated: February 11, 2005

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008

