

AFTER RECORDING MAIL TO:
Steven J. Morris
11455 Whistle Lake Road
Anacortes, WA 98221



200503030094
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83487

Statutory Warranty Deed

Grantor(s): Delahunt Family Limited Partnership
Grantee(s): Steven J. Morris
Section 17. Township 34. Range 4; Ptn. SW - NE
Assessor's Tax Parcel Number(s): P25808, 340417-0-185-0004

FIRST AMERICAN TITLE CO.
A83487E

THE GRANTOR Delahunt Family Limited Partnership, L.P., a Washington limited partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Steven J. Morris, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO the Easements, Restrictions and other Exceptions set forth in Exhibit "B" attached hereto.

Dated February 24, 2005

Delahunt Family Limited Partnership

Sandra L. Jacobson
By: Sandra L. Jacobson, General Partner

Arnold S. Jacobson
Arnold S. Jacobson

Jeffrey A. Jacobson
Jeffrey A. Jacobson

Crystal M. Eddy
By: Crystal M. Eddy, Limited Partner

June M. Delahunt
June M. Delahunt

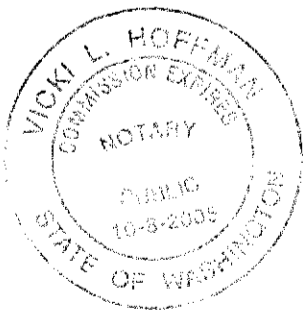
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Sandra L. Jacobson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is General Partner of the Delahunt Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 2-25-05

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



992
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 03 2005

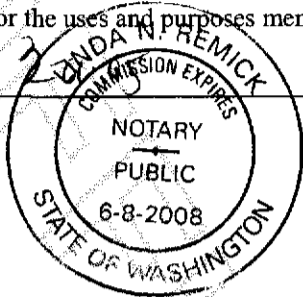
Amount Paid \$ 12460.00
By *[Signature]* Skagit Co. Treasurer Deputy

Order No:

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence June M. Delahunt the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is General Partner of the Delahunt Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: _____



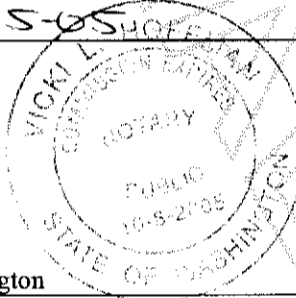
Linda N Remick

Notary Public in and for the State of Washington
Residing at Anacortes Stanwood
My appointment expires: 6-8-08

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Crystal M. Eddy the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Limited Partner of the Delahunt Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 2-25-05



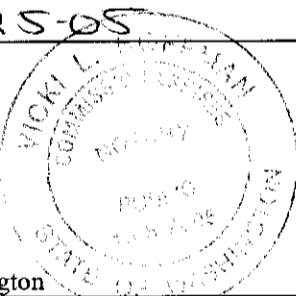
Vicki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Arnold S. Jacobson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Limited Partner of the Delahunt Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 2-25-05



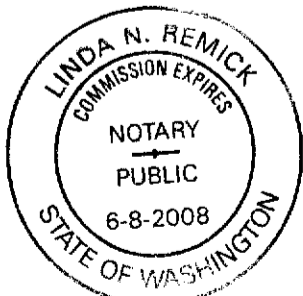
Vicki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeffrey A. Jacobson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Limited Partner of the Delahunt Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 3-1-05



Linda N Remick

Notary Public in and for the State of Washington
Residing at Anacortes Stanwood
My appointment expires: 6-8-08



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Skagit County Auditor

Order No:

EXHIBIT "A"

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17, which point bears South 89 degrees 37'00" East a distance of 702.43 feet from the Southwest corner of said subdivision; thence North 0 degrees 28'17" West a distance of 30 feet to the North line of College Way and the true point of beginning of this description, (said point being the Southeast corner of that certain tract conveyed to the City of Mount Vernon by deed recorded May 18, 1966, under Auditor's File No. 682931); thence North 0 degrees 28'17" West along the East line of said Tract a distance of 250 feet to a point on the South line of Lot 44 of "COLLEGE HEIGHTS ADDITION", according to the Plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington; thence South 89 degrees 37' East along the South line of said Lot 44, a distance of 100 feet to a point on the West line of Windsor Drive, as shown on said Plat of "COLLEGE HEIGHTS ADDITION"; thence South 0 degrees 28'17" East along the West line of Windsor Drive, a distance of 229.70 feet; thence on a curve to the right having a radius of 20 feet, a distance of 31.71 feet to the North line of College Way; thence North 89 degrees 37' West along the North line of College Way to the point of beginning;

EXCEPT roads, AND EXCEPT that portion conveyed to the State of Washington by deed recorded January 24, 1991 under Skagit County Auditor's File No. 9101240028.



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4 12:00PM

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington, its successors or assigns
Dated: October 19, 1960
Recorded: October 20, 1960
Auditor's No.: 600024
Purpose: "...right to lay, maintain, operate, relay and remove at any time a sewer pipe or pipes, line or lines for the transportation of sewage, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same..."
Area Affected: North 10 feet of the South 40 feet of subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company of the Northwest
Dated: December 30, 1988
Recorded: March 1, 1989
Auditor's No.: 8903010026
Purpose: "...construct, operate, maintain, replace and remove such aerial and underground telephone, telegraph and communication structures..."
Area Affected: South 10 feet of subject property

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: September 19, 1991
Recorded: November 13, 1991
Auditor's No.: 9111130069
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: South 10 feet of subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9110080106.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: June Delahunt
And: TCI Cablevision of Washington, Inc.
Dated: March 22, 1999
Recorded: September 8, 1999
Auditor's No.: 199909080035
Regarding: Multiple Dwelling Unit Service Agreement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: September 1, 2002
Recorded: May 23, 2003
Auditor's No.: 200305230169
Purpose: Grant of easement and access rights
Area Affected: Subject property



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