

AFTER RECORDING MAIL TO:

Mark T Higgins
PO Box 12860
Seattle, WA 98111



200503110141
Skagit County Auditor

3/11/2005 Page 1 of 3 1:49PM

Filed for Record at Request of:
First American Title Insurance Company



**First American Title
Insurance Company**

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED 84033

File No: **4224-533333 (LW)**

Date: **March 03, 2005**

Grantor(s): **Jefferson Land Company, LLC**

Grantee(s): **Mark T Higgins**

Abbreviated Legal: **Section 17, Township 34, Range 4; Ptn. SW 1/4 aka Lot 1 of BSP #MV-02-001**

Additional Legal on page:

Assessor's Tax Parcel No(s): **8051-000-001-0000 P121636**

THE GRANTOR(S) Jefferson Land Company, LLC Limited Liability Company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Mark T Higgins, a single person as his sole and separate property**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

*** and as part of an IRC 1031 Tax Deferred Exchange**
Lot 1 of Binding Site Plan No. MV-BSP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit County Auditor's File No. 200405260057, being a portion of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Jefferson Land Company, LLC, a Limited
Liability Company

John Jefferson
By: John Jefferson, Managing Member

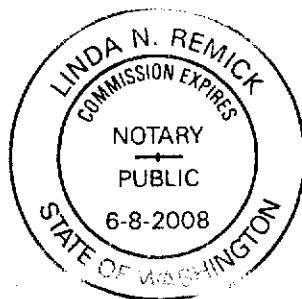
Richard M. Kerkent
Managing Member

STATE OF Washington)
COUNTY OF Skagit)-ss

I certify that I know or have satisfactory evidence that **John Jefferson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Managing Member** of **Jefferson Land Company, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-4-05

Linda N. Remick
Notary Public in and for the State of Washington
Residing at: Shawwood
My appointment expires: 6-8-08



1121
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 11 2005

Amount Paid \$ 16695.00
Skagit County Treasurer
By: nam Deputy



200503110141
Skagit County Auditor

LPB-10 7/97

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

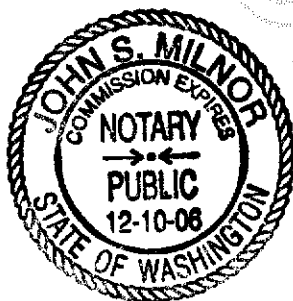
I certify that I know or have satisfactory evidence that Richard M Koplowitz
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the managing member

of

The Jefferson Land Company, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



John S. Milnor
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires 12-10-2006

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the _____

of

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
re:

My appx



200503110141
Skagit County Auditor