

AFTER RECORDING MAIL TO:

Skagit Future Value, LLC  
2241 Hospital Drive  
Sedro-Woolley, WA 98284



200505200097  
Skagit County Auditor

5/20/2005 Page 1 of 2 11:07AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 115050-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Eugene A. Pearce and June P. Pearce, as Trustees of the Eugene A. and June P. Pearce Family Revocable Living Trust  
Grantee(s): Skagit Future Value, LLC  
Abbreviated Legal: Ptn N 1/2 NW 1/4 SW 1/4, 5-34-4 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340405-0-015-0004, P23554

THE GRANTOR EUGENE A. PEARCE and JUNE P. PEARCE, AS TRUSTEES OF THE EUGENE A. and JUNE P. PEARCE FAMILY REVOCABLE LIVING TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit Future Value, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: Paragraphs A through C, inclusive of Schedule B-1 Of Land Title Company's Preliminary Commitment for Title Insurance No. 115050-PE.

Dated May 18, 2005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#2507  
MAY 20 2005

Eugene A. Pearce and June P. Pearce, as Trustees of the Eugene A. and June P. Pearce Family Revocable Living Trust

By: Eugene A. Pearce, Trustee

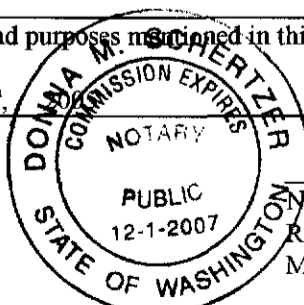
Amount Paid \$10821.00  
By Skagit Co. Treasurer Deputy

By: June P. Pearce, Trustee

STATE OF Washington }  
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Eugene A. Pearce and June P. Pearce signed this instrument, on oath stated They are that authorized to execute the instrument and acknowledged it as the Trustees of The Eugene A. and June P. Pearce Family Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 19<sup>th</sup>



Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12-01-2007

## EXHIBIT A

That portion of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of State Highway No. 99 which is 110 feet North and 30 feet East of the Southwest corner of said North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
thence South  $89^{\circ}33'07''$  East 245 feet to the West line of "GILKEY'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington;  
thence North  $0^{\circ}37'$  West along the West line of said plat, 119.65 feet, more or less, to the South line of those premises conveyed to George H. Stollwerck et ux, by deed dated August 14, 1957, filed August 27, 1957, under Auditor's File No. 555470 and recorded in Volume 288 of Deeds, page 792;  
thence North  $89^{\circ}33'07''$  West along the South line of said Stollwerck premises 245 feet to the East right of way line of State Highway No. 99;  
thence South  $0^{\circ}37'$  East along the East line of said Highway, 119.65 feet, more or less, to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.