



200507010178

Skagit County Auditor

7/1/2005 Page 1 of 2 3:55PM

AFTER RECORDING MAIL TO:
Henry J. Terech, Trustee
20220 81st Avenue W
Edmonds, WA 98026

Filed for Record at Request of

Escrow Number: 113331-PE1

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): EPC Holdings 645 LLC

Grantee(s): Henry J. Terech, Trustee of the Henry J. Terech, Sr. Revocable Living Trust dated October 7, 1988

Abbreviated Legal: Lots 6-8, Blk 4, Reserve to Montborne

Assessor's Tax Parcel Number(s): 4136-004-008-0007, P103585

THE GRANTOR EPC Holdings 645 LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Henry J. Terech, Trustee of the Henry J. Terech, Sr. Revocable Living Trust dated October 7, 1988, as trustee the following described real estate, situated in the County of Skagit, State of Washington.

Lots 6, 7 and 8, Block 4, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in volume 2 of Plats, page 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Deed of Trust dated January 6, 2005, EPC Holdings 645 LLC, Grantor, Frontier Bank, Beneficiary, and Land Title Company of Skagit County, Trustee, in the amount of \$136,000.00, and recorded under Skagit County Auditor's File No. 2004011300097 which Grantee herein agrees to pay according to the terms and conditions thereof.

Henry J. Terech, Sr. Revocable Living Trust dated Oct. 7, 1988

By: Henry J. Terech, Trustee

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 113331-PE1.

Including a 2000 CHALE 66 x 393BO ~~Mobile~~ Home VIN 17711510ABC, Title Eliminated under Skagit County Auditor's File No. 200506100092.

Dated June 30, 2005

EPC Holdings 645 LLC

By: 1031 Services, Inc., its sole member

By: Karen King, Vice President

3505
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 01 2005

Amount Paid \$0
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington
County of King

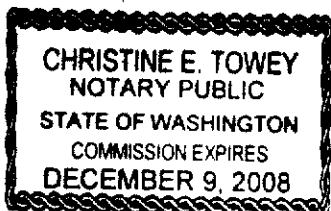
}
} SS:

I certify that I know or have satisfactory evidence Karen King is

the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated She is authorized to execute the instrument and is Vice President of 1031 Services, Inc. a WA Corp., Sole Member of EPC Holdings 645 LLC

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

Dated: Jun 30, 2005



Notary Public in and for the State of Washington

Residing at Seattle, Washington

My appointment expires: 12/9/2008

CHRISTINE E. TOWEY

AFTER RECORDING MAIL TO:

**Henry J. Terech, Trustee
20220 81st Avenue W
Edmonds, WA 98026**

Filed for Record at Request of

Escrow Number: 113331-PE1

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Henry Terech
By: Henry J. Terech, Trustee

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 113331-PE1.

Manufactured *H-2*

Including a 2000 CHALE 66 x 393BO ~~Model~~ Home VIN 17711510ABC, Title Eliminated under Skagit County Auditor's File No. 200506100092.

Dated June 30, 2005
EPC Holdings 645 LLC

By: Karen King, Vice President

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence Karen King is Karen King the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated She is authorized to execute the instrument and is Vice President of 1031 Services, Inc. a WA Corp., Sole Member of EPC Holdings 645 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____



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Skagit County Auditor