

AFTER RECORDING MAIL TO:
Steven Korito
1645 SW. 165th St.
Seattle, WA 98146.



200507220151
Skagit County Auditor

7/22/2005 Page 1 of 4 4:24PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85029

Statutory Warranty Deed

Grantor(s): Burnice Clark Trust dated September 18, 2001
Grantee(s): Steven Korito, Trustee

FIRST AMERICAN TITLE CO.
85029-2

Section 33, Township 35, Range 1; Ptn. Gov. Lot 2
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350133-0-002-0700, P99309

THE GRANTOR Burnice Clark, Trustee of the BURNICE CLARK TRUST dated September 18, 2001 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION including Grantee's acquisition leg of an Internal Revenue Code Section 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Steven Korito, Trustee of the Korito Family Irrevocable Trust Number One, dated November 1, 2002 as to an undivided 50% interest in the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

This conveyance is being made directly by Grantor to Grantee at the request of and under the exclusive control of Tax Deferred Exchange Services Inc., a Washington corporation, who is acting as Qualified Intermediary for this transaction.

Dated July 14 2005

Subject to Paragraphs A thru G of Schedule B-1 of First American Title Company's preliminary commitment no. 85029 attached hereto.

Burnice Clark Trust dated September 18, 2001

Burnice Clark, Trustee
By: Burnice Clark, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3922
JUL 22 2005

Amount Paid \$ 672.50
By *[Signature]* Skagit Co. Treasurer Deputy

State of _____ }
County of _____ } SS:

** See pg. 2 for notary jurat*

I certify that I know or have satisfactory evidence _____ 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 _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: _____

PLEASE SEE ATTACHED CURRENT CALIFORNIA NOTARY FORM

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Santa Clara } ss.

On July 18, 2005 before me, Karen Armstrong Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Burnice Clark-Truster
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Karen Armstrong
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: July 14, 2005 Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name: _____

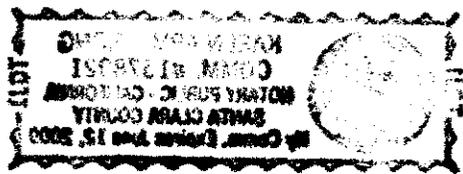
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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UNOFFICIAL DOCUMENT



Order No:

EXHIBIT A

Tract 3, as delineated on survey of a portion of Government Lot 2, Section 33, Township 35 North, Range 1 East W.M. recorded July 22, 1974 in Volume 1 of Surveys, page 71, under Auditor's File No. 803878, records of Skagit County, Washington.

UNOFFICIAL DOCUMENT



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Order No: 85029

Schedule "B-1"

EXCEPTIONS:

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

C. Any prohibition or limitation on the use, occupancy of improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters, which may cover the land.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: All present and future property owners
Recorded: August 15, 1974
Auditor's No.: 804986
Purpose: Ingress, egress and utilities
Area Affected: A 30 foot strip as shown and delineated on the parcel and survey map identified as Hieber and Crossman drawing No. 2139 of July 22, 1974, as recorded in Volume 1, page 71 of Surveys, records of Skagit County, Washington

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 22, 1974
Auditor's No.: 803878

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 5, 1974
Auditor's No.: 804546
Executed By: W.F.M. Investments and Seattle Trust and Savings Bank, as Trustee under Will of Alice Case, deceased

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 5, 1974
Auditor's No.: 804547
Executed By: W.F.M. Investments and Seattle Trust and Savings Bank, as Trustee under Will of Alice Case, deceased

