

AFTER RECORDING MAIL TO:  
First American Exchange  
3202 Commercial Avenue  
Anacortes, WA 98221



200509150029  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85879

FIRST AMERICAN TITLE CO.

A85879

### Statutory Warranty Deed

Grantor(s): L. Nelson Builders, Inc.

Grantee(s): ~~Curt Oppel and Monica Oppel~~ SEAS HOLDING, LLC

Lots 16, 17 and West 1/2 Lot 18, Block 244 "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

Assessor's Tax Parcel Number(s): P122514, 3772-244-018-0000

THE GRANTOR L. Nelson Builders, Inc., a Washington corporation 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 SEAS HOLDING LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington.

Lots 16 and 17 and the West 1/2 of Lot 18, Block 244 "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

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

Dated September 8, 2005

L. Nelson Builders, Inc.

By: Larry Nelson, President

# 5072  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 15 2005

Amount Paid \$ 4891.99  
By Skagit Co. Treasurer  
Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Larry Nelson 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 President of L. Nelson Builders Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9-13-05

Wicki Hoffman

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

**EXCEPTIONS:**

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

Recorded: June 14, 2004  
Auditor's No.: 200406140209

Said matters include but are not limited to the following:

1. Encroachment of planted shrubs and building overhang



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