

AFTER RECORDING MAIL TO:
Blackburn Southeast, LLC
Blackburn North, LLC
504 E. Fairhaven Avenue
Burlington, WA 98233



200512150041
Skagit County Auditor

12/15/2005 Page 1 of 2 2 11:43AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114732-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Traci N. Walker, as Personal Representative of the Estate of Thomas Richard Fallis, Sr.
Grantee(s): Blackburn Southeast, LLC and Blackburn North, LLC
Abbreviated Legal: E 1/2 of SE 1/4, 28-34-4 E W.M.; Trs. 84 & 89, Maddox Creek PUD Phase 1
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4681-000-084-0000, P109374, 340428-4-001-0104, P28046, 340428-4-001-0005, P28045, 340428-4-011-0003, P28065, 4681-000-089-0000, P109379

THE GRANTOR TRACI N. WALKER, as Personal Representative of the Estate of THOMAS RICHARD FALLIS, SR., under Pierce County Probate No. 05-4-00656-3 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BLACKBURN SOUTHEAST, LLC, a Washington Limited Liability Company, as to Parcels 'A', 'B' and 'C'; and BLACKBURN NORTH, LLC, a Washington Limited Company, as to Parcel 'D' the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 114732-PE.

Dated December 12, 2005

#6952
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Traci N. Walker, as Personal Representative of the
Estate of Thomas Richard Fallis, Sr.

By: Traci N. Walker, Personal Representative

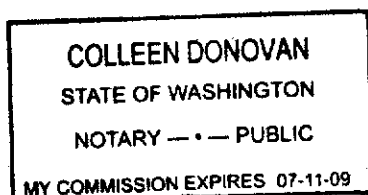
DEC 15 2005

Amount Paid \$ 4,772.00
By Skagit Co. Treasurer Deputy

STATE OF Washington }
County of King, SS:

I certify that I know or have satisfactory evidence that Traci N. Walker
signed this instrument, on oath stated She is
that
authorized to execute the instrument and acknowledged it as the Personal Representative
of Estate of Thomas Richard Fallis, Sr., to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: December 2005



Colleen Donovan
Notary Public in and for the State of Washington
Residing at King Co
My appointment expires: 7/11/09

EXHIBIT A

PARCEL "A":

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M.

EXCEPT the North 30 feet of the West $\frac{1}{2}$ thereof conveyed to Skagit County for road purposes by deed recorded September 9, 1947, under Auditor's File No. 408562, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M.\

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Tract 89, "MADDOX CREEK P.U.D. PHASE 1", as per plat recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Tract 84, "MADDOX CREEK P.U.D. PHASE 1", as per plat recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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