

After Recording Mail to:

Name

STILES & STILES, INC., P.S.

Address:

P. O. Box 228

City/State:

Sedro-Woolley, WA 98284

Abbr.Legal:

Ptn. of Tract 3, SWSP# SW-7-79, AF# 8009040011

Tax Parcel #:

Ptn. of P105129

STATUTORY WARRANTY DEED

THE GRANTORS, WILLIAM A. STILES, JR. and BETTY M. STILES, husband and wife, for ten dollars and other valuable consideration in hand paid, as part of an IRA 1031 Tax Deferred Exchange, conveys and warrants to KSA INVESTMENTS, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington:

Tract 3 of Sedro-Woolley Short Plat No. SW-07-79, approved September 4,1980, and recorded September 4, 1980, under Auditor's File No. 8009040011, in Volume 4 of Short Plats, page 169, records of Skagit County, Washington, being a portion of Lots 8, 9, 10 and 11, of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT that portion of Tract 3 lying East of a line that is parallel with and 165 feet West of the East line of the West ½ of Lots 8, 9 and 10 of said "SEDRO ACREAGE"; which portion was conveyed to Frontier Industries, Inc., a Washington corporation by deed dated October 20, 1993 and recorded November 4, 1993, under Auditor's File No. 9311040118, records of Skagit County;

ALSO EXCEPT that portion of said Tract 3 lying Northerly of the Southerly line of Tract 1 of said Sedro-Woolley Short Plat No. SW~07-79, extended Easterly to the Westerly line of the above first excepted parcel.

SUBJECT TO AND TOGETHER WITH easements, covenants, conditions, restrictions and other matters, if any, appearing of record.

AND TOGETHER WITH the parties agreement that the south 125' of the adjacent 42' x 165' property owned by the Sellers and/or their heirs, successors or assigns, lying east of the current school district property, may be utilized by the Buyer for underground

storm drainage for the above described property, PROVIDED that any said system or use does not interfere with Seller's and/or theirs heirs, successors or assigns use of the property for parking, storage, etc., and Buyer assumes all costs of said storm drainage system. If it is determined to be feasible and the design insures that it will not interfere with Seller's intended or future use of said property and will not interfere or in any way adversely effect the existing utility and other easements upon the property, Seller's or their heirs, successors and/or assigns, subsequent to their approval of the design, will grant an appropriate easement to Buyer for the sole purpose(s) of said underground storm drainage. Buyer agrees to hold the Seller's, or their heirs, successors and/or assigns harmless from any liability relating to said storm drainage system, will promptly repair any damage that may occur as a result of the installation and operation of said system, and will restore the property to its previous condition following the installation or repair of any such system. Any such system must also be acceptable to and approved by the City of Sedro-Woolley and any other agency having authority over storm drainage systems.

Situate in the County of Skagit, State of Washington.

Dated June <u>20</u> , 2006.	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
William A. Stiles, Jr.	JUN 2 2 2006
Betty M. Stiles	Amount Paid \$ 392/20 Skagit Co. Treasurer By Deputy
STATE OF WASHINGTON)) ss. COUNTY OF Skagit)	

On this day personally appeared before me WILLIAM A. STILES, JR. and BETTY M. STILES, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 20 day of June, 2006



NOTARY PUBLIC in and for the State of Washington, residing at

Commission Expires: 4-13-000

