



200606220130

Skagit County Auditor

6/22/2006 Page

1 of

2 4:26PM

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 $\frac{1}{2}$ 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

Situate in the County of Skagit, State of Washington.

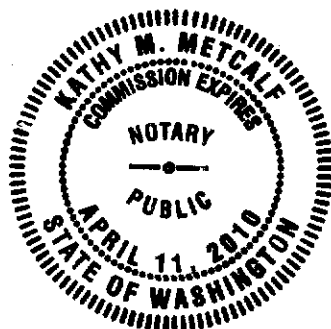
William A. Stiles, Jr.
William A. Stiles, Jr.

JUN 22 2006

Amount Paid \$ 3921.00
 Skagit Co. Treasurer
 By [Signature] Deputy

Betty M. Stiles
Betty M. Stiles

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



Kathy M. Moore
NOTARY PUBLIC in and for the
State of Washington, residing at
Sequoia-Woolley

Commission Expires: 4-12-2010



200606220130
Skagit County Auditor