

After Recording Return To
Grant B. Anderson
Smith Alling Lane, P.S.
1102 Broadway Plaza, #403
Tacoma, Washington 98402



200610030003

Skagit County Auditor

LAND TITLE OF SKAGIT COUNTY

123080-SW

10/3/2006 Page 1 of 4 9:02AM

STATUTORY WARRANTY DEED

THE GRANTOR(S), TRUMAN D. BOYCE, a single man, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, convey(s) and warrant(s) to CHOICE MANAGEMENT, INC., a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 SE 1/4, 24-35-4 E.W.M. (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel No.: 35042400060001

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 2nd day of October, 2006.

Approved and Accepted:

CHOICE MANAGEMENT, INC.

Truman D. Boyce
Truman D. Boyce

By: Kum S. Choe
Kum S. Choe, President

5136
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

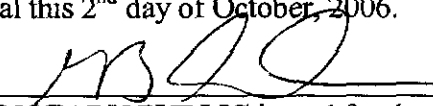
OCT 03 2006

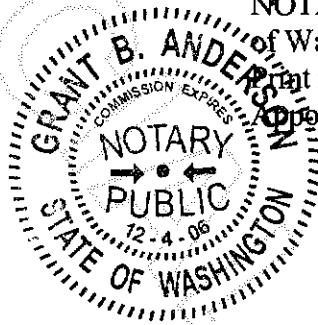
Amount Paid \$ 7659.00
By Skagit Co. Treasurer Deputy
OK

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Truman D. Boyce, to me known to be the individual(s) described in and who executed the within foregoing instrument, and acknowledged that he signed as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of October, 2006.


NOTARY PUBLIC in and for the State
of Washington residing at Tacoma
Print name: Grant B. Anderson
Appointment expires: 12/04/06



200610030003
Skagit County Auditor

That portion of the Southwest ¼ of the Southeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 9, Block 14, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington; thence South to the North line of State Street, as it existed on July 10, 1922; thence East along the North line of State Street 60 feet, more or less, to the Western boundary of that tract conveyed to Amel C. Ladegast under Deed recorded June 25, 1922, under Auditor's File No. 157303; thence North along said West boundary to the South line of said Lot 9, Block 14; thence Westerly along the South line of said lot to the point of beginning,

EXCEPT any portion lying within Haines Avenue as conveyed to the City of Sedro-Woolley by Deed filed March 18, 1915, under Auditor's File No. 107015, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

EXHIBIT A



200610030003
Skagit County Auditor

EXHIBIT "B"

Permitted Exceptions

1. Real Property taxes not yet due and owing.
2. Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.
3. Unrecorded leaseholds, if any, rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.
4. Matters disclosed and/or delineated on the face of that survey recorded March 9, 2006, under Auditor's File No. 200603090140.



200610030003
Skagit County Auditor

10/3/2006 Page

4 of

4 9:02AM