

When recorded return to:

Steve Ahmann, Managing Member  
3729 Broadway  
Everett, WA 98201

Recorded at the request of:  
First American Title  
File Number: B90495



200702050065  
Skagit County Auditor

2/5/2007 Page 1 of 2 10:05AM

### Statutory Warranty Deed

THE GRANTOR Dean A. Smiley, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to 38th & Broadway Battery, LLC, the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
B90495E

Abbreviated Legal:

Ptn. Lots 4 and 5, Block 1, "PAPE'S ADDITION TO THE CITY OF MOUNT VERNON"

Tax Parcel Number(s): P53972, 3750-001-005-0108

The East 60 feet of Lots 4 and 5, Block 1, "PAPE'S ADDITION TO THE CITY OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated January 25, 2007

\_\_\_\_\_  
Dean A. Smiley

#534  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 05 2007

6935.00

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dean A. Smiley, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-25-07



Notary Public in and for the State of Washington  
Residing at Burlington, Wa.  
My appointment expires: \_\_\_\_\_

Exhibit "A"

**EXCEPTIONS:**

A. Provisions contained in Statutory Warranty Deed recorded under Auditor's File No. 7911260022, as follows:

TOGETHER WITH and SUBJECT TO: The right to use the "catch basin" located on the West portion of said Lot 4, provided that Grantee pay any costs of connecting to said "catch basin" and one-half of any general expenses related to said "catch basin".

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	Ernest H. Force and Mary Sue Force, husband and wife
And:	Harry B. Anderson and Doris Ann Anderson, husband and wife, and Virgil S. Chritton and Darla Jean Chritton, husband and wife
Dated:	November 16, 1979
Recorded:	November 26, 1979
Auditor's No:	7911260023
Regarding:	Ingress, egress and parking



200702050065

Skagit County Auditor