



200704200010

Skagit County Auditor

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2 9:36AM

When recorded return to:
SCI Properties, LLC
Attn: John Norton
601 West State Street
Sedro Woolley, Wa. 98284

Recorded at the request of:
First American Title
File Number: B91110

Statutory Warranty Deed

THE GRANTORS Myka, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to SCI Properties, LLC, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 18, "SEDRO ACREAGE"

FIRST AMERICAN TITLE CO.

B91110E

Tax Parcel Number(s): P122696, 4170-000-018-0900

Lot 1, City of Sedro-Woolley Short Plat No. 2653, as recorded April 22, 2005, under Auditor's File No. 200504220128, and being a portion of the West 378 feet of Lot 18, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.
Subject to covenants, conditions restrictions and easements, as per attached Exhibit "A"

Dated April 9, 2007

MYKA, LLC

Don E. Gordon, Sr. Managing Member

#1831
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

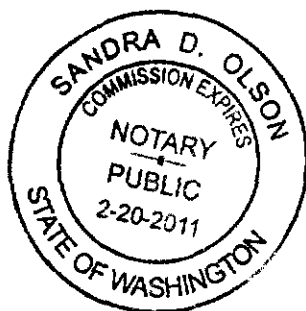
APR 20 2007

Amount Paid \$ 7605.04
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don E. Gordon, Sr is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member Of MYKA, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 9, 2007



Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

EXHIBIT "A"

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SW-2653
Recorded: April 22, 2005
Auditor's No.: 200504220128

Said matters include but are not limited to the following:

Short Plat number and date of approval shall be included in all deeds and contracts.

Sewage disposal – Sedro Woolley sewage system.

Water – Skagit County P.U.D.

Access to Maple Street or West State Street requires a permit from the City of Sedro Woolley.

Future development of the site shall comply with the 1992 stormwater management manual design and construction of stormwater facilities shall be approved by the City Engineer.

Future development of the site shall be required to provide emergency vehicle access and turnaround as approved by the Fire Chief.

Future development of the site shall be subject to half-street improvements on Maple Street as required by the City Engineer.

Future development of the site shall connect to City sanitary sewer as required by the City of Sedro Woolley.

Mislocated of curbs and concrete walks along East boundary lines of Lot 2.

Mislocated fences along East and South lines of Lot 1.



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