

When recorded return to:

Mr. Eino Mike Johnson, Trustee
909 26th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91571



200706010012
Skagit County Auditor

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

THE GRANTOR H Avenue LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to **SEAS Holding, LLC**, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 25, Township 35, Range 1; Ptn. SE NW (aka Lot 8 Short Plat No. ANA-004-013)

Tax Parcel Number(s): P125034, 350125-2-010-0900

Lot 8, City of Anacortes Short Plat No. ANA-004-013, recorded September 13, 2006 under Auditor's File No. 200609130188, records of Skagit County, Washington, being a portion of the Southeast ¼ of the Northwest ¼ of Section 25, Township 35 North, Range 1 East, W.M..

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated May 10, 2007

H Avenue LLC

By: Nels Strandberg, Managing Member

2586
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2007

Amount Paid \$ 2675.00
Skagit Co. Treasurer
By *mlm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nels Strandberg
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 H Avenue LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-14-07

Debbie L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 15, 2006
Recorded: October 23, 2006
Auditor's No.: 200610230216
Executed By: H. Avenue LLC

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

Short Plat No.: SP-004-013
Recorded: September 13, 2006
Auditor's No.: 200609130188

Said matters include but are not limited to the following:

1. The easements under Auditor's File Nos. 787873, 808553 and 200603130163 are hereby extinguished and replaced by new utility easements as shown on the face of this plat.
2. Water Supply – City of Anacortes.
3. Sewer Disposal – City of Anacortes.
4. Utility and Sidewalk Easement – An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy Inc., Verizon Telephone Company, Cascade Natural Gas Company, and Comcast Cable Television Company and their respective successors and assigns under and upon the front 10 feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all public streets(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cable and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. This easement replaces the easement recorded under Auditor's File No. 200603130163 and 808553 recorded for the benefit of Puget Sound Energy, Inc.
5. In addition the above utility easement will act as a sidewalk easement is hereby reserved for and conveyed to the City of Anacortes under and upon the front 10 feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining public street(s) as shown on the plat around the cul-de-sac for access and maintenance.
6. A 10 foot public utility easement is hereby conveyed to the City of Anacortes under and upon Lots 5 and 7 as shown on the plat which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires for the same purposes as described in No. 4 above.
7. A private access easement as shown on the plat on and across Lots 5 and 7 for the benefit of Lots 5, 7 and 6 will remain private and the responsibility for the property owners for which they serve.



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8. A private storm drainage easement as shown on the plat on and across Lots 2, 3, 4, 6 and 9 is for the benefit of Lots 2, 3, 4, 5, 7, 8 and 9 is for storm discharge and is the responsibility of the lots for which they serve to construct, operate, maintain, repair, replace and enlarge underground stormwater pipes.

9. A private 10 foot utility easement across the Eastern boundary of Lot 6 as shown on the plat is for the benefit of Lot 7 and will remain private and the responsibility of the property owners for which they serve.

10. Dedication – Know All Men by these Present that Washington Federal Savings, mortgage holder, and H Avenue LLC, owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

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

Short Plat No.: ANA-95-001
Recorded: May 4, 1995
Auditor's No.: 9505040090

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – City of Anacortes.
4. Water – City of Anacortes.
5. Any future surface water management controls shall be implemented to the City Engineer's specifications as per Ordinance No. 2176.
6. There is existing sanitary sewer along "H" Avenue and 32nd Street for connection to each lot.
7. All utilities shall be constructed to City standards.



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