

When recorded return to:

Massimo B. Padilla, Managing Member  
3921 Seneca Dr  
Mt Vernon WA 98273

Recorded at the request of:  
First American Title  
File Number: 91963



200707100064  
Skagit County Auditor

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**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

THE GRANTORS Keith L. Birk and A. Laverne Birk, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Padilla Properties, LLC the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 32, Township 34, Range 4; Ptn. NW NW (aka Tract B, Short Plat No. 16-73)

Tax Parcel Number(s): P29534, 340432-2-022-0206

The North 80 feet of the South 235 feet of the West 2.5 acres of the East 7.5 acres of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT portion thereof as condemned by the State of Washington for highway purposes by decree entered in Skagit County Superior Court Cause No. 32799, on March 25, 1973. (Also known as Tract B of Skagit County Short Plat No. 16-73.)

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

Dated 7-5-07

Keith L Birk  
Keith L. Birk

A. Laverne Birk  
Laverne Birk

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3237  
JUL 10 2007

Amount Paid \$ 3209  
By Skagit Co. Treasurer Deputy en

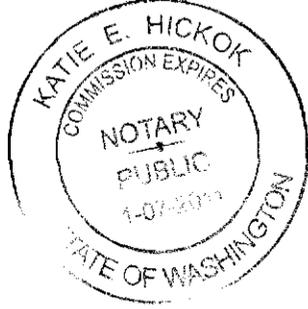
STATE OF Washington  
COUNTY OF Skagit

SS:

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

Date: 7-6-07

Katie E. Hickok



Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-11

**EXCEPTIONS:**

A. Condemnation by the State of Washington of right of access to State highway and of light, view and air, by Decree entered March 26, 1973 in Skagit County Superior Court Cause No. 32799.

B. Provision contained in Decree of Condemnation in favor of the State of Washington, dated and entered March 26, 1973 in Skagit County Superior Court Cause No. 32799, as follows:

“...TOGETHER WITH the right to enter upon the respondents remaining lands, where necessary, to remove improvements located wholly or partially upon the right of way.”



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