



200707260082  
Skagit County Auditor

7/26/2007 Page 1 of 2 12:08PM

When recorded return to:

Brian Botnen, Member  
4523 48th Avenue SW  
Seattle, WA 98116

Recorded at the request of:  
First American Title  
File Number: A92148

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.  
A92148E

THE GRANTOR Richard F. Hill and Judy A. Hill as Trustees of The Richard F. Hill Family Trust, dated April 14, 2004 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 TWOBEEES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 1 and 2, Block 1, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES"

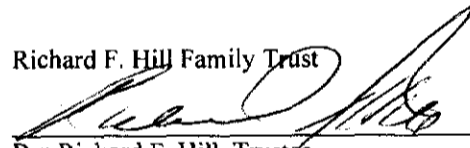
Tax Parcel Number(s): P60401, 3833-001-004-0209

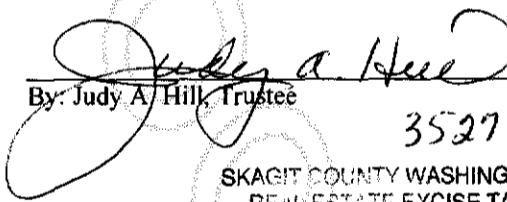
A portion of Lots 1 and 2, Block 1, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington; more particularly described as follows:

Parcel "A" of Survey recorded in Volume 3 of Surveys, page 146, recorded under Auditor's File No. 8111030004, records of Skagit County, Washington.

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

Dated July 23, 2007

Richard F. Hill Family Trust  
  
By: Richard F. Hill, Trustee

  
By: Judy A. Hill, Trustee

3527  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

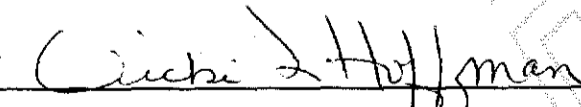
JUL 26 2007

STATE OF Washington  
COUNTY OF Skagit } SS:

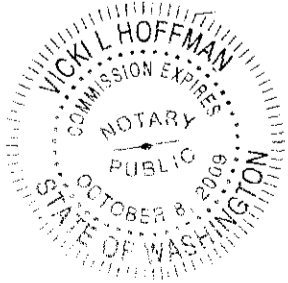
Amount Paid \$ 4455.00  
Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Richard F. Hill and Judy A. Hill is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Trustees of Richard F. Hill Family Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-24-07



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



**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: November 3, 1981  
Auditor's No.: 8111030004  
Affects: Subject property and other property

Said matters include but are not limited to the following:

1. Party wall and building encroachments
2. Mislocated fence lines
3. The division line between the common building walls was calculated per the outside physical evidence.
4. Some portions of existing buildings are outside the property lines.



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