

When recorded return to:

Mr. James D. Biddix
2930 Sundown View Lane
Bellingham, WA 98226



200708090117

Skagit County Auditor

8/9/2007 Page 1 of 3 3:49PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 126188-PE

Grantor: Lentz & Associates, Inc., Nikolaos J. Tsoulouhas and Kathy N. Tsoulouhas
Grantee: James D. Biddix

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR NIKOLAOS J. TSOULOUHAS and KATHY N. TSOULOUHAS, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, As Part of an IRC Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to **JAMES D. BIDDIX**, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn. Trs. A & B, SP #MV-3-79, SP 03/101, Being Ptn. SE 1/4 NE 1/4, 18-34-4 E W.M. & Ptn. S 1/2, SE 1/4 NE 1/4, 18-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340418-1-017-0201, P104774, 340418-1-017-0104, P26267, 340418-0-103-0002, P26188

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 126188-PE.

Dated August 7, 2007

Nikolaos J. Tsoulouhas

Kathy N. Tsoulouhas

3782
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 09 2007

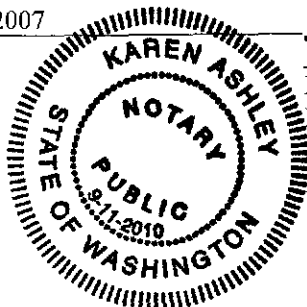
STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 20475.00
By Sp Skagit Co. Treasurer Deputy

SS:

I certify that I know or have satisfactory evidence that **Nikolaos J. Tsoulouhas and Kathy N. Tsoulouhas** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 8, 2007



Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010

EXHIBIT A

PARCEL "A":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270003, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East W.M.

EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded February 27, 1997, under Auditor's File No. 9702270002, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract B, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270003, records of Skagit County, Washington, lying East of the West line of the East 329.64 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the South 60.00 feet of the North 67.00 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

An easement appurtenant to Parcels 1 and 2 described below, for walkways, ingress, and egress, the parking of motor vehicles (except for employees), loading and unloading of commercial and other delivery vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees and employees, as set forth in Reciprocal Easement Agreement recorded March 31, 1994 under Auditor's File No. 9403310170, records of Skagit County, Washington, and re-recorded April 7, 1994, under Auditor's File No. 9404070075, records of Skagit County, Washington, over those portions of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270003, records of Skagit County, Washington and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., designated as the Easement Areas on Exhibit C of said Easement Agreement.



200708090117
Skagit County Auditor

1-05(i-l)
pg 2 of 3

Schedule "A-1"

DESCRIPTION CONTINUED:

D. CONTINUED:

PARCEL "1":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270003, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East W.M.

TOGETHER WITH that portion of Tract B of said Short Plat lying East of the West line of the East 329.64 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, WM.

Situate in the County of Skagit, State of Washington.

PARCEL "2":

That portion of the South 60.0 feet of the North 67.00 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

Situate in the County of Skagit, State of Washington.



200708090117
Skagit County Auditor

8/9/2007 Page

3 of

3 3:49PM

1-05(G-J)
Page 3 of 3