

WHEN RECORDED RETURN TO:

SUE CLOSSER
PO BOX 2569
EVERETT WA 98213



200710040070
Skagit County Auditor

10/4/2007 Page 1 of 3 11:35AM

Chicago Title Insurance Company

425 Commercial Street – Mount Vernon, Washington 98273

IC43496

DOCUMENT TITLE(s)

1. STATUTORY WARRANTY DEED
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page _____ of the document

GRANTOR(s):

1. TACKITT ROBINSON PARTNERSHIP
- 2.
- 3.

Additional names on page _____ of the document

GRANTEE(s):

1. RIVERSIDE DRIVE LLC
- 2.
- 3.

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

PTN GOV'T LOT 8 IN 18-34-4

Complete legal description is on page _____ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

340418-0-099-0008

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature _____

This cover sheet is for the County Recorder's indexing purposes only. The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING MAIL TO:

Sue Closser
P.O. Box 2569
Everett, WA 98213

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No. 0708036
Title Order No. IC-43496

THE GRANTOR(S) Tackitt Robinson Partnership

for and in consideration of Ten Dollars and other good and valuable consideration and in connection with an IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Riverside Drive LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Ptn Gov Lot 8 Sec 18 T34N R4EWM
Abbreviated Legal: (Required is full legal not inserted above) Ptn Gov Lot 8 Sec 18 T34N R4EW M

Tax Parcel Number(s): 340418-0-099-0008

Subject to: Easements, Terms and Conditions and record survey of record attached as Exhibit "A" and incorporated herein by this reference.

Dated: September 26, 2007

Tackit Robinson Partnershp

BY William D. Tackitt
William D. Tackitt

BY Delores M. Robinson
Delores M. Robinson

BY John G. Robinson
John G. Robinson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4901
OCT 04 2007

STATE OF Washington

) ss.

COUNTY OF Skagit

Amount Paid \$ 13,177.00
Skagit Co. Treasurer
By mam Deputy

I certify that I know or have satisfactory evidence that William D. Tackitt and John G. Robinson and Delores M. Robinson are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the partners of Tackitt Robinson Partnership to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3rd day of October, 2007.

Lois I. Bravo

Notary Public in and for the State of Washington
residing at Everett
My Commission Expires: 5/28/10

LOIS I. BRAVO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 28, 2010



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EXHIBIT "A"

PARCEL A:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point in an old fence line, which point is South 89°20'30" West 234 feet from a point on the East line of Government Lot 8 that is 330.8 feet South of the Northeast corner thereof;

Thence South 190 feet;

Thence East to the West line of Riverside Drive;

Thence North along the West line of Riverside Drive to a point which lies 330.8 feet South of the North line of said Government Lot 8;

Thence West to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of the following described tract:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point in an old fence line which is South 89°20'30" West 234 feet from a point on the East line of said Government Lot 8 which is 330.8 feet South of the Northeast corner thereof;

Thence South 190 feet to the true point of beginning;

Thence continue South 118.5 feet, more or less, to the North line of the road known as Alder Lane;

Thence East along the North line of said road a distance of 85 feet;

Thence North 118.5 feet, more or less, to a point East of the true point of beginning;

Thence West 85 feet to the true point of beginning.

Situated in Skagit County, Washington

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 22, 1947
Auditor's No(s): 411472, records of Skagit County, Washington
In favor of: The State of Washington
For: Highway slopes and sidewalks, poles and/or embankments
Affects: Parcel A
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: June 27, 1930
Auditor's No(s): 234986, records of Skagit County, Washington
In favor of: Pacific Northwest Traction Company
For: Transmission lines
Affects: Southeasterly portion of Parcel A
3. Terms and conditions of the easement set forth in **Parcel B of Exhibit "A"**
4. Record of a Survey;
Recorded: February 16, 1989
Auditor's File No.: 8902160025, records of Skagit County, Washington



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Skagit County Auditor

10/4/2007 Page

3 of

3 11:35AM