

When recorded return to:

Anacortes 10th Street, LLC
13142 Persons Road
Bow, WA 98232

Recorded at the request of:
First American Title
File Number A93394



200801030084
Skagit County Auditor

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Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Claus Family Corporation, a Washington corporation 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 Anacortes 10th Street, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. of the North 1/2 of Block 58, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P55270, 3772-058-018-0107

A tract of land in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 1 East, W.M., more particularly described as the unplatted part of the North 1/2 of Block 58, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, page 4, and comprising all of that portion of the North 1/2 of said Block lying within the boundaries of property formerly belonging to the Seattle and Northern Railway Company.

Dated 12/20/2007

Claus Family Corporation

By: James E. Claus, President

23
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 03 2008

Amount Paid \$ 5523.00
By MF Skagit Co. Treasurer Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that James E. Claus is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the President of Claus Family Corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-21-07

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