

When recorded return to:
John P. Janicki
Huckleberry Hill, LLC
13563 Teak Lane
Mount Vernon, WA 98274



201102010064
Skagit County Auditor

2/1/2011 Page 1 of 2 9:22AM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012529

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank W. Riddle and Cathy L. Riddle, Co-Trustees of the Frank Wesley Riddle and Cathy Louise Riddle Revocable Trust, dated December 15, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Huckleberry Hill, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 11 and 12, Block 5, and that portion of the vacated unnamed street lying Northerly of Lot 11 and Southerly of Block 31, and between the East and West lines of said Lot 11 produced North as per Vacation Ordinance No. 449, all in the REPLAT OF THE JUNCTION ADDITION TO SEDRO, according to the Plat recorded in Volume 3 of Plats, page 38, records of Skagit County, Washington.

TOGETHER with that portion of the South 20 feet of Block 31, of said REPLAT OF THE JUNCTION ADDITION TO SEDRO, lying Easterly of the Northerly extension of the West line of Lot 11 Block 5, REPLAT OF THE JUNCTION ADDITION TO SEDRO.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P76573, 4166-005-012-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Paragraphs 1 thru 5, Chicago Title Company Order 620012529, which is attached hereto and made a part hereof; and Skagit County Right To Farm Ordinance, which is attached.

Dated: January 26, 2011

Frank Wesley Riddle and Cathy Louise Riddle Revocable Trust, dated December 15, 1998

BY: Frank W. Riddle
Frank W Riddle, Co-Trustee

BY: Cathy L. Riddle
Cathy L Riddle, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

285
FEB 01 2011

Amount Paid \$ 4188.⁰⁰
Skagit Co. Treasurer
By nam Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Frank W. Riddle and Cathy L. Riddle are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 28, 2011

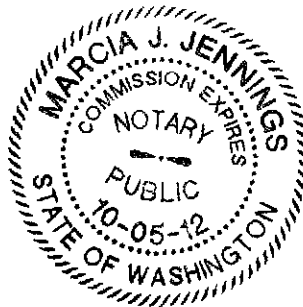
Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of Washington,

Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012



SCHEDULE B

SPECIAL EXCEPTIONS

1. Public and private easements, if any, over vacated portion of said premises.
2. Assessments, if any, levied by City of Sedro-Woolley.
3. City, county or local improvement district assessments, if any.
4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2010
Tax Account No.: P76573
Levy Code: 0935
Assessed Value-Land: \$91,100.00
Assessed Value-Improvements: \$126,000.00

General and Special Taxes: Billed: \$2,100.34
Paid: \$2,100.34
Unpaid: \$0.00

2011 taxes not yet available.

5. Terms, powers, conditions, and limitations of the trust under which title is held.



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