

AFTER RECORDING MAIL TO:  
Terrence G. Matthews  
5605 S. Toro Court  
Kennewick, WA 99338



200302110154  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 105138-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Buchanan Ave. LLC  
Grantee(s): Matthew's Living Trust

Lot 11, Block , "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3864-005-011-0000/P118431

THE GRANTOR BUCHANAN AVE LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MATTHEWS LIVING TRUST, dated December 18, 2002 the following described real estate, situated in the County of Skagit, State of Washington.

#### SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through C, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 105138-PE and Full 2003 Taxes.

Dated February 7, 2003

#652  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Buchanan Ave. LLC

William Rimmer  
By: William Rimmer, Manager

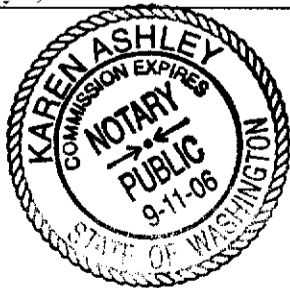
FEB 11 2003

Amount Paid \$ 1055.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence William Rimmer  
is \_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is Manager  
of Buchanan Ave. LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2003



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006

Schedule "A-1"

DESCRIPTION:

Lot 11, all in Block 5, EXCEPT the South 6.1 feet thereof, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH easements for ingress, egress and utilities as described in Amended Declaration of Easement recorded September 17, 2001, under Auditor's File No. 200109170140, records of Skagit County, Washington.

TOGETHER WITH non-exclusive easements for ingress, egress, utilities and drainage and the joint use and maintenance of the same as established in Declaration of Easement dated August 20, 2001, recorded September 17, 2001, under Auditor's File No. 200109170140, and amended by instrument recorded January 17, 2003, under Auditor's File No. 200301170133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

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