

AFTER RECORDING MAIL TO:
David C. Christensen and Karen L. Christensen
808 Mohican Place
Mount Vernon, WA 98273



200303270005
Skagit County Auditor

3/27/2003 Page 1 of 1 8:37AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105278-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Buchanan Ave. LLC
Grantee(s): David C. Christensen and Karen L. Christensen
Abbreviated Legal
Lot 1 & 2, 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.
Assessor's Tax Parcel Number(s): 3864-005-001-0007/P67211, P62211

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 **DAVID C. CHRISTENSEN and KAREN L. CHRISTENSEN, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 and the West 30.43 feet of Lot 2, Block 5, as measured along the North line of said Lot 2, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the South 1/2 of that certain 40 foot unopened County Right-of-Way, as vacated by Order Vacating County Right-of-Way recorded November 15, 2001, under Auditor's File No. 200111150009, which would attach to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

Subject to: Paragraphs A through ^E~~D~~, inclusive Schedule B-1 of Land Title Company Preliminary Commitment for Title Insurance No. 105278-PE and Second half 2003 Taxes.

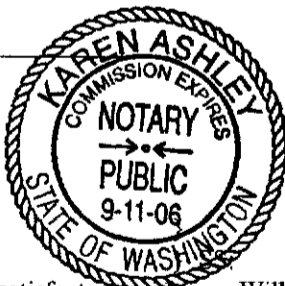
Dated March 24, 2003

#1400
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Buchanan Ave. LLC

By: Bill Rimmer, Manager

MAR 27 2003



Amount Paid \$ 688.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington
County of Skagit

I certify that I know or have satisfactory evidence William Rimmer
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 Managing Member
of Buchanan Ave LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 25, 2003

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