

AFTER RECORDING MAIL TO:

Hansell/Mitzell LLC
1369 Pacific Drive, #201
Burlington, WA 98233



200303280192
Skagit County Auditor

3/28/2003 Page 1 of 1 3:51PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104944-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Buchanan Ave. LLC
Grantee(s): Hansell/Mitzell LLC
Abbreviated Legal

Assessor's Tax Parcel Number(s): 3864-005-013-0003/P62219

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 HANSELL/MITZEL, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

DESCRIPTION:

Lot 13 and the South 6.1 feet of Lot 11, 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 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.

Situate in the County of Skagit, State of Washington.

Subject to: Paragraphs A through D, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 104944-PE and Second half 2003 Taxes.

Dated March 27, 2003

Buchanan Ave. LLC

By: Bill Rimmer, Manager

#1469
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 28 2003

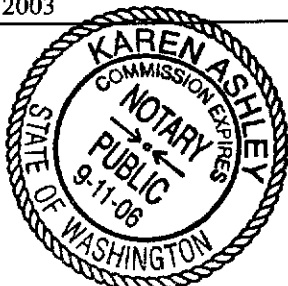
Amount Paid \$ 1013.47
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

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 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: March 27, 2003



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