

AFTER RECORDING MAIL TO:
The Dennis W. and Alina J. Kracke Living Trust
12328 8th Ave. NE
Seattle, WA 98125



200306050161
Skagit County Auditor

6/5/2003 Page 1 of 2 3:35PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105676-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Buchanan Ave. LLC
Grantee(s): The Dennis W. and Alina J. Kracke Living Trust

Abbreviated legal: A ptn of Lots 3 & 4, Blk. 5, Bingham Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3864-005-003-0005/P62213

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 DENNIS W. KRACKE and ALINA J. KRACKE, as Trustees of the DENNIS W. and ALINA J. KRACKE LIVING TRUST * the following described real estate, situated in the County of Skagit, State of Washington.

*dated July 25, 1996

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through D, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 105676-PE and Second half 2003 taxes.

Dated June 3, 2003

Buchanan Ave. LLC

William Rimmer
By: William Rimmer, Managing Member

2750
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 05 2003

Amount Paid \$ 1055.⁷⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence William A. 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: June 3, 2003

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

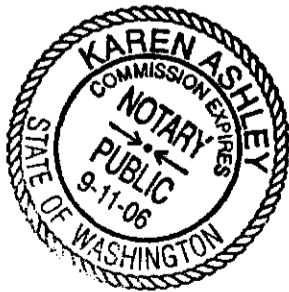


EXHIBIT A

Schedule "A-1"

DESCRIPTION:

Lot 3, EXCEPT the West 15.22 feet thereof, and also the South 20 feet of Lot 4, 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 ½ 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.

ALSO TOGETHER WITH non-exclusive easement 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.



200306050161
Skagit County Auditor