

AFTER RECORDING MAIL TO:
Buchanan Avenue, LLC
1615 Buck Way, Suite A
Mount Vernon, WA 98233



200306130170
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106554-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sylvia Cuevas
Grantee(s): Buchanan Ave. LLC

Lot 14, Block 4, "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): 3864-004-014-0005/P62209

THE GRANTOR SYLVIA CUEVAS, a single person, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **BUCHANAN AVENUE LLC**, a Washington Limited Liability Company 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 D, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 106554-PE.

Dated June 11, 2003

Sylvia Cuevas

8873
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

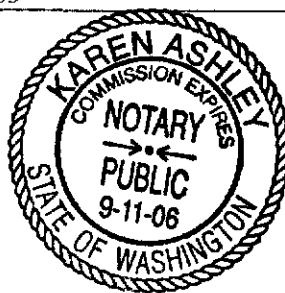
JUN 13 2003

Amount Paid \$ 887.40
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sylvia Cuevas the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 12, 2003



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

Escrow No.: 106554-PE

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 14, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

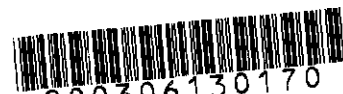
TOGETHER WITH the North 20 feet of the vacated road adjacent to Lot 14, Block 4, as vacated by instrument recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and drainage over, under and across the following described property:

The East 15 feet of Lot 3 and the West 15 feet of Lot 4; the North 20 feet of the West 15 feet of Lot 13, all in Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under, across and through the West 46 feet of the East 61 feet of the South 15 feet of Lot 3, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

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