

AFTER RECORDING MAIL TO:

LK Investment, L.L.C.
7221 112th Ave SE
Newcastle, WA 98056



200404300092

Skagit County Auditor

4/30/2004 Page 1 of 5 10:59AM

FIRST AMERICAN TITLE CO.

80725-1

Filed for Record at Request of:
First American Title Insurance Company National
Commercial Services



First American Title
Insurance Company

STATUTORY WARRANTY DEED

File No: **NCS-80645-WA1 (tej)**

Date: **April 20, 2004**

Grantor(s): **Cedar Lane Mobile Home Estate, L.L.C.**

Grantee(s): **LK Investment, L.L.C.**

Abbreviated Legal: **Tract C, SCSP#26-81, Vol. 5, Pg. 58, Lots 1-8, Tracts 1 & 2, Peavey's Acreage, Vol. 3, Pg. 37, PTN. Sec. 17, T35N, R5E, W.M.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **3966-001-008-0000 P67822**

THE GRANTOR(S) Cedar Lane Mobile Home Estate, L.L.C., a Washington Limited Liability Company for and in consideration of "1031 Tax Deferred Exchange", in hand paid, conveys, and warrants to LK Investment, L.L.C., a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington.

See Attached Exhibit "A"

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey and further subject to those items set forth in Exhibit "B".

Cedar Lane Mobile Home Estate, L.L.C., a
Washington Limited Liability Company

2074
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2004

Amount Paid \$25,899.00
Skagit Co. Treasurer
By *hp* Deputy

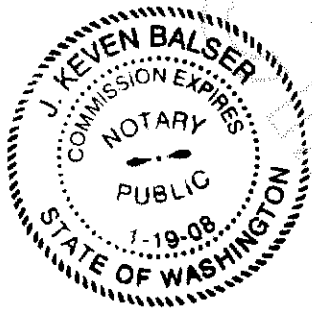
Roy L. Gottschalk Jr.
By: Roy L. Gottschalk Jr.

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Roy L. Gottschalk JR is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the It's OWNER of **Cedar Lane Mobile Home Estate, L.L.C.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-27-2004

J. Keven Balsler
J. Keven Balsler
Notary Public in and for the State of Washington
Residing at: Puyallup
My appointment expires: 1-19-08





200404300092
Skagit County Auditor
4/30/2004 Page 2 of 5 10:59AM

Exhibit "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract C, REVISED SKAGIT COUNTY SHORT PLAT NO. 26-81, approved April 20, 1981, and recorded April 20, 1981, in Volume 5 of Short Plats, page 58, under Auditor's File No. 8104200037, records of Skagit County, Washington; being a portion of Lots 1 and 8, Tracts No. 1 and 2, "PEAVEY'S ACREAGE", according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, located in Section 17, Township 35 North, Range 5 East, W.M.



200404300092
Skagit County Auditor

4/30/2004 Page

3 of

5 10:59AM

Exhibit "B"

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: January 8, 1974
Auditor's No. 795333
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Affects: This easement is for the existing underground system and to cover the extension of the system to all lots in the above described tract

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 26-81
Recorded: April 20, 1981
Auditor's No: 8104200037
(Copy attached)

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to road usage
2. Short plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal - Individual septic system
4. Water - P.U.D. No. 1
5. Existing drainfield locations by property owner
RDF - Denote reserve drainfield area
6. Skagit County Hearing Examiner V-81-001 - Request for variance from minimum lot size for Lots A and B granted with conditions on January 21, 1981.
7. Skagit County Board of Health Resolution #8754 granting lot size variance for sewage disposal with conditions on February 23, 1981.
8. Encroachment of mobile home onto the Southern portion of said premises.
9. Encroachment by fence appurtenant to said premises onto adjacent property to the West.
10. Pollution control area.



200404300092
Skagit County Auditor

4/30/2004 Page

4 of

5 10:59AM

Exhibit "B"

C. RESERVATIONS CONTAINED IN DEED

Executed by: Cedar Lane Investors, a partnership
Recorded: April 21, 1981
Auditor's No: 8104210043
As Follows: Seller reserves the right to the existing water lines serving Tract "A" and "B" of Short Plat No. 26-81, referred to above, and a residence located at 2363 Minkler Road. Said right reserve shall include the right to access to said lines to maintain, repair and replace.

D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Field Construction
Recorded: August 4, 1997
Auditor's No: 9708040117

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

E. Terms and provisions of beneficial drainage easement recorded February 24, 1998 under Auditor's File No. 9802240073.

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Dated: April 1, 2003
Recorded: August 7, 2003
Auditor's No: 200308070006
Purpose: "...construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system..."



200404300092
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