



200410010148
Skagit County Auditor

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After Recording, Return to:

Ms. Kimberly L. Azure
Fidelity National Title Insurance Company
999 Third Avenue, Suite 3800
Seattle, WA 98104

CHICAGO TITLE IC32593 ✓

STATUTORY WARRANTY DEED

Reference Numbers of Related Document(s):	Not applicable
Grantor:	MARK LITCHMAN and CLAIRE LITCHMAN , Trustees of the Living Trust of Mark Litchman and Claire Litchman, dated August 11, 1988
Grantee:	SEATTLE FOUNDATION , Trustee of the Mark and Claire Litchman Charitable Remainder Unitrust
Abbreviated Legal:	Tract A, City of Mount Vernon Short Plat No. MV-2-79; being a ptn NE1/4 NE1/4 18-34-4
Assessor's Property Tax Parcel/Account Number(s):	340418-1-006-0206

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MARK LITCHMAN and **CLAIRE B. LITCHMAN**, as Trustees and Trustors of the Living Trust of Mark Litchman and Claire Litchman, dated August 11, 1988 ("**Grantor**"), for and in consideration of a conveyance to an irrevocable charitable remainder unitrust, and no other consideration whatsoever, hereby convey and warrant to **SEATTLE FOUNDATION**, as Trustee of the Mark and Claire Litchman Charitable Remainder Unitrust ("**Grantee**"), the following described real property, situated in the City of Mount Vernon, County of Skagit, State of Washington:

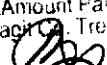
Tract A, CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-79, approved February 23, 1979, and recorded February 26, 1979, in Volume 3 of Short Plats, Page 77, under Auditor's File No. 7902260005, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

SUBJECT TO:

1. Second half 2004 real property taxes, and all other taxes and assessments not yet due and payable.
2. Easement delineated of the face of said short plat for utilities affecting the West 7 feet and the North 7 feet of thereof, and
3. The following notes on the face of said short plat:

5378
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2004

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



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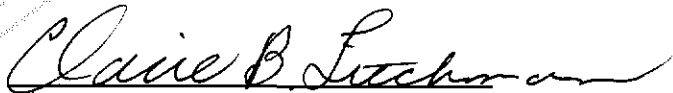
- UNOFFICIAL DOCUMENT
- a. All maintenance and construction private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship the usage of road;
 - b. Short Plat number and date of approval shall be included in all deeds and contracts;
 - c. Sewage disposal – Mount Vernon sewer;
 - d. Water – Skagit County P.U.D. No. 1;
 - e. Construction of paving, curb, gutter, and sidewalk along Pacific Place and Market Street shall be required as a condition of the building permit.

See Exhibit A for Confirmation of Trustor Directive to Convey Property.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of this 29th day of September, 2004.



Mark Litchman,
Trustee and Trustor of the Living Trust of Mark Litchman
and Claire Litchman, dated August 11, 1988



Claire B. Litchman,
Trustee and Trustor of the Living Trust of Mark Litchman
and Claire Litchman, dated August 11, 1988

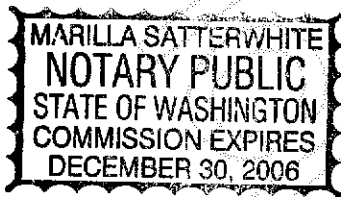


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Skagit County Auditor

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this 29 day of September, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARK LITCHMAN, to me known to be the TRUSTEE and TRUSTOR of the LIVING TRUST OF MARK LITCHMAN AND CLAIRE LITCHMAN DATED AUGUST 11, 1988, the TRUSTEE/TRUSTOR that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said TRUSTEE/TRUSTOR, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of said TRUST.

Given under my hand and official seal the day and year last above written.

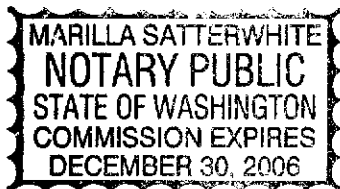


Marilla Satterwhite
Notary Public in and for the State of Washington,
Typed/Printed Name: MARILLA SATTERWHITE
Residing at: Seattle, WA
My appointment expires: 12/30/2006

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this 29 day of September, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CLAIRE LITCHMAN, to me known to be the TRUSTEE and TRUSTOR of the LIVING TRUST OF MARK LITCHMAN AND CLAIRE LITCHMAN DATED AUGUST 11, 1988, the TRUSTEE/TRUSTOR that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said TRUSTEE/TRUSTOR, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument on behalf of said TRUST.

Given under my hand and official seal the day and year last above written.



Marilla Satterwhite
Notary Public in and for the State of Washington,
Typed/Printed Name: MARILLA SATTERWHITE
Residing at: Seattle, WA
My appointment expires: 12/30/2006

ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE



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EXHIBIT A

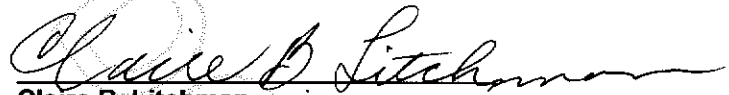
CONFIRMATION OF TRUSTOR DIRECTIVE TO CONVEY PROPERTY

We, Mark Litchman and Claire B. Litchman, as trustors of the Living Trust of Mark Litchman and Claire B. Litchman, dated August 11, 1988, hereby direct the trustees of said trust to execute and deliver the attached deed conveying the trust real property described therein to the trustee of the Mark and Claire Litchman Charitable Remainder Unitrust. Because we are establishing the Mark and Claire Litchman Charitable Remainder Unitrust as individuals, we declare that this conveyance constitutes a withdrawal of the trust asset as authorized by the trust instrument; and, to the extent this direction and withdrawal is inconsistent with any provision of the trust instrument, amend the trust instrument accordingly.



Mark Litchman,

Trustor of the Living Trust of Mark Litchman and Claire Litchman, dated August 11, 1988



Claire B. Litchman,

Trustor of the Living Trust of Mark Litchman and Claire Litchman, dated August 11, 1988



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