

After Filing Return To:
David W. Thorne, Esq.
Davis Wright Tremaine LLP
2600 Century Square
1501 Fourth Avenue
Seattle, Washington 98101-1688



200509150238

Skagit County Auditor

9/15/2005 Page 1 of 4 4:00PM

CHICAGO TITLE CO.
1C32900V

SPECIAL WARRANTY DEED

Grantor(s):

1. Winchelsea 2000, LLC

Grantee(s):

1. Timothy C. Starkovich
2. Tara R. Starkovich

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

Lot 8, Skyline No. 11 and Ptn 27-35-01

Assessor's Property Tax Parcel Account Number(s): 3827-000-008-0007

Reference Numbers of Documents Assigned or Released (if applicable)

SPECIAL WARRANTY DEED

The Grantor, Winchelsea 2000, LLC, a Washington limited liability company, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration in hand paid, bargains, sells and conveys to Timothy C. Starkovich and Tara R. Starkovich, husband and wife, the Grantee, an undivided one-sixth (16.67%) interest as tenant in common in the real estate described on Exhibit A attached hereto and incorporated herein by reference, situated in the County of Skagit, State of Washington.

Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, Grantor will forever warrant and defend the said described real estate. Without limiting the foregoing, this conveyance is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

Dated this 15th day of Sept., 2005.

WINCHELSEA 2000, LLC, a Washington limited liability company

Gayle R. Bushnell

By Gayle R. Bushnell, Manager

Exhibit A - Legal Description

Exhibit B - Exceptions

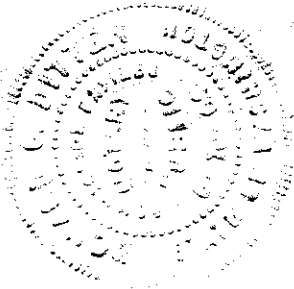
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 13th day of September, 2005, before me, a Notary Public in and for the State of Washington, personally appeared Gayle R. Bushnell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the manager of Winchelsea 2000, LLC to be the free and voluntary act and deed of said limited liability company for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Donald D. Duffer

NOTARY PUBLIC in and for the State of Washington, residing at Edmond
My appointment expires 9/10/09
Print Name DONALD DUFFER



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**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL A:

Lot 8, SKYLINE NO. 11, according to the plat thereof, recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Lot 8, Skyline No. 11, according to the plat thereof, recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;
Thence South 62°31'48" West 100 feet;
Thence North 07°53'30" West 129.12 feet;
Thence North 15°59'44" East 65.70 feet;
Thence South 75°14'06" East 76.94 feet to the Northwest corner of said Lot 8;
Thence Southerly along the Westerly line of said Lot 8 to the point of beginning.

Situated in Skagit County, Washington.

#5101
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 15 2005

Amount Paid \$ 3565⁰⁰
Skagit Co. Treasurer
By Deputy



200509150238

Skagit County Auditor

**EXHIBIT B
EXCEPTIONS**

1. Dock Easement recorded under Skagit County Recording No. 200509150237



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