

AFTER RECORDING MAIL TO:
J & S Holdings, LLC
638 Sunset Park Drive, Suite 215
Sedro Woolley, WA 98284



200510120134
Skagit County Auditor

10/12/2005 Page 1 of 2 3:25PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86229

FIRST AMERICAN TITLE CO.

B 86229-1

Statutory Warranty Deed

Grantor(s): Robert D. Boomer and Clarice A. Boomer
Grantee(s): J & S Properties, LLC
Assessor's Tax Parcel Number(s): 340418-0-104-0001, P26189

THE GRANTOR Robert D. Boomer and Clarice A. Boomer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to J & S Properties, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the Pacific Highway as it existed prior to September 23, 1947, 110 feet North of the South line of said subdivision; thence North along said Highway, 85 feet; thence West parallel with the South line of said subdivision 224 feet; thence South 85 feet; thence East to the point of beginning.

Subject to covenants, conditions restrictions and easements as per attached Exhibit "A"

Dated: 09/20/05

R.D. Boomer
Robert D. Boomer

C.A. Boomer
Clarice A. Boomer

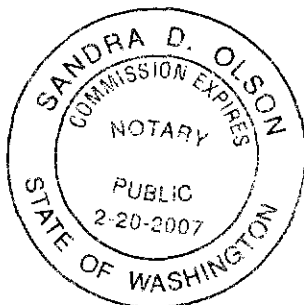
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert D. Boomer and Clarice A. Boomer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-11-05

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires: 2-20-07



570V
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 12 2005

Amount Paid \$ 10828.20
By [Signature]
Skagit Co. Treasurer

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	State of Washington
Dated:	September 23, 1947
Recorded:	November 22, 1947
Auditor's No.:	411479
Purpose:	Constructing, installing, locating, and/or maintaining highway slopes, sidewalks, sidewalk areas, and/or poles in excavations and/or embankments
Area Affected:	The East 7 feet of the subject property



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