

AFTER RECORDING MAIL TO:
Gary M. Grimnes
4815 Sharpe Road
Anacortes, WA 98221



200609070006
Skagit County Auditor

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 120433-k

9/7/2006 Page 1 of 2 9:09AM

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Molly Ann Smith, Exchangor, Charles Olson, Margaret Olson and Investment Property Exchange Services, Inc., as Qualified Intermediary under Exchange No. EX-03-10118-KD for Molly Ann Smith

Grantee(s): Gary M. Grimnes and Susan C. Grimnes

Abbreviated Legal: Ptn W 1/2, 3-34-2 E W.M., aka Lot 3, SP #95-020.

Assessor's Tax Parcel Number(s): P19714/340203-2-001-0000, P109063/340203-3-007-0300

THE GRANTOR Molly Ann Smith, who acquired title as Molly Smith, as her separate property; Charles Olson and Margaret Olson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND WHICH IS PAID TO A QUALIFIED INTERMEDIARY AS PART OF A 1031 DEFERRED EXCHANGE AS TO A 50% INTEREST OF MOLLY ANN SMITH in hand paid, conveys and warrants to Gary M. Grimnes and Susan C. Grimnes, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 of Skagit County Short Plat No. 95-020, approved May 6, 1996, and recorded May 13, 1996 in Volume 12 of Short Plats, pages 96 and 97; under Auditor's File No. 9605130078; being a portion of the Northwest 1/4 and the Southwest 1/4 of Section 3, Township 34 North, Range 2 East, W.M. records of Skagit County Washington;

EXCEPT that portion of Lot 3 described as follows:

Beginning at the Southeast corner of said Lot 3;
thence North 2°15'20" East along the East line of said Lot 3, a distance of 44.96 feet;
thence Southwesterly along a non-langent curve concave to the Southeast whose radius point bears South 29°01'07 East 52 feet through a central angle of 59°49'50" an arc distance of 54.30 feet to the South line of said Lot 3;
thence South 88°50'57" East, along said South line 25.00 feet to the Southeast corner of said Lot 3 and the point of beginning.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 120433-pa.

mas
Dated 9/6/06

Molly Ann Smith
Molly Ann Smith, Exchangor

Margaret E. Olson
Margaret Olson

Charles Olson
Charles Olson

4616
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Investment Property Exchange Services, Inc., as

SEP 7 2006
7392.00 LPB-10
Amount Paid to
Skagit Co. Treasurer:
By *[Signature]*

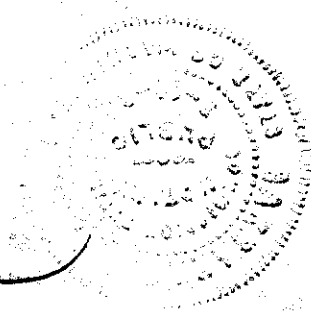
Qualified Intermediary under Exchange No. EX-03-10118-KD for Molly Ann Smith

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Molly Ann Smith, Exchangor, Charles Olson, Margaret Olson and Investment Property Exchange Services, Inc., as Qualified Intermediary under Exchange No. EX-03-10118-KD for Molly Ann Smith the person(s) 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.

Dated: 9-6-2006 

~~Jennifer J. Lind~~
Notary Public in and for the State of Washington
Residing at ~~Dow~~ Everett
My appointment expires ~~10/01/2006~~ 9-12-09



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles Olson and Margaret Olson the person(s) 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.

Dated: 9-6-2006 

~~Jennifer J. Lind~~
Notary Public in and for the State of Washington
Residing at ~~Dow~~ Everett
My appointment expires ~~10/01/2006~~ 9-12-09



200609070006
Skagit County Auditor