

When recorded return to:

Robert Hilsinger, Managing Member
417 Pease Road
Burlington, WA 98233



200701040106

Skagit County Auditor

1/4/2007 Page 1 of 2 2:03PM

Recorded at the request of:
First American Title
File Number:

Statutory Warranty Deed

THE GRANTOR Dean A. Smiley, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **HCR Property Management, LLC** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Section 5, Township 34, Range 4; Ptn. S 1/2 - SW 1/4

FIRST AMERICAN TITLE CO.
B90339E-1

Tax Parcel Number(s): **P23543, 340405-3-006-0203**

The South 130 feet of the East 173 feet of that portion of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M., lying North of the Pease Road. Also the South 130 feet of the West 16 feet of that portion of that certain unnamed vacated road adjoining the West line of Tract 85 of the "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49 records of Skagit County, Washington lying North of the Pease Road. (The North line of Pease Road being considered as being 30 feet North of the South line of said Section 5).

Subject to covenants, conditions, restrictions and easements, if any, as epr attached Exhibit "A"

Dated December 22, 2006

Dean A. Smiley

47
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 04 2007

Amount Paid \$ 6235.00
By Skagit Co. Treasurer
Date

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dean A. Smiley, 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: 12-22-06

Sandra D. Olson

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



Exhibit "A"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Dixie Cross, Gary Bingham, Warren C. Bingham and Don Bingham
Recorded: October 24, 1991
Auditor's No.: 9110240063
Affects: East 79 feet and the West 20 feet of the subject property
As follows:

The above described property will be combined or aggregated with contiguous property owned by the grantees. This boundary line adjustment is not for the purpose of creating an additional building lot.



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