

When recorded return to:

Julie Kam Yuk Cheung
497 East 21st Avenue
Vancouver, Bc V5v1r3,

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 94490A



200809300047
Skagit County Auditor

9/30/2008 Page 1 of 2 11:27AM

Statutory Warranty Deed

94490E

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR J & S Properties Management, LLC, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE, in hand paid, conveys and warrants to Julie Kam Yuk Cheung, an unmarried woman, the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P26189, 340418-0-104-0001

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 Exhibit "A" attached hereto and made a part hereof.

Dated Sept. 23, 2008

J & S Properties Management, LLC

[Signature]
By: Doug Ellis, Managing Member

3188
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2008

Amount Paid:
Skagit Co. Treasurer:
By: [Signature]

15,829.20

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doug Ellis is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of J & S Properties Management, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-23-08

[Signature]

Notary Public in and for the State of Wa
Residing at Burlington, Wa
My appointment expires: 2-20-2011



EXHIBIT "A"

Order No: 94490

Schedule "B-1"

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



200809300047

Skagit County Auditor