

AFTER RECORDING MAIL TO:
Richard Eagle and Jill Eagle



200508080133
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85281

Statutory Warranty Deed

Grantor(s): Sunset Incorporated
Grantee(s): Richard Eagle and Jill Eagle
Lot 37, "TINAS COMA"
Assessor's Tax Parcel Number(s): 4755-000-037-0000, P117072

FIRST AMERICAN TITLE CO.
B 85281-1

THE GRANTOR Sunset Incorporated for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 tax deferred exchange in hand paid, conveys and warrants to Richard Eagle and Jill Eagle, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 37, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated July 21, 2005

Sunset Incorporated

By: Daniel R. Madlung, President

4270
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

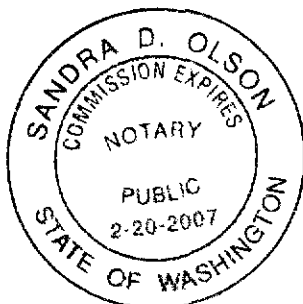
AUG 08 2005

Amount Paid \$ 2230.00
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit SS:

I certify that I know or have satisfactory evidence Daniel R. Madlung the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of Sunset Incorporated to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 7-27-05



[Signature: Sandra D. Olson]
Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-20-07

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

Said matters include but are not limited to the following:

1. Know all men by these presents that Property Investors, L.L.C., a Washington Limited Liability Company, and Whidbey Island Bank, a Washington Corporation, owners in the fee simple or contract purchasers and mortgage holders or lien holders of the land hereby platted, declare this plat and dedicate to the use of public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Said owners, contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said streets and avenues. Said owners, contract purchasers and mortgage holders also dedicate to the use of the public forever those tracts designated "A", "B", "C", "D", "E" and "I" for open space purposes.

2. Easements disclosed within plat

3. Access, drainage and utility easements

4. Fenceline locations

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005
Executed by: Property Investors, LLC, a Washington limited liability company

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington,
County of Skagit, Nationwide Cablevision, Puget Sound
Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No: 859943
Purpose: Utility purposes
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts
"H" and "J"

cont.



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: December 18, 2002
Recorded: December 24, 2002
Auditor's No.: 200212240141
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of Lots 8, 36, 37, 56, 57, 58, 59 and 83

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Property Investors, L.L.C., Donald R. Erickson and Patricia A. Erickson, husband and wife
Dated: May 12, 2003
Recorded: May 12, 2003
Auditor's No.: 200305120157
Purpose: A non-exclusive easement for installation and maintenance of a storm sewer line over, under and across
Area Affected: Portions of Lots 36, 37 and 38

End of Exhibit "A"



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