When recorded return to:

Mr. and Mrs. Jeffrey W. Holmes
12267 Marine Drive
Anacortes, WA 98221

200612200067
Skagit County Auditor
12/20/2006 Page 1 of 5 11:24AM

Recorded at the request of:
First American Title
File Number: A89873

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
A89873E

THE GRANTORS Andrea C. Ryon and Barbara J. Eades, trustees of the John Stevens Exemption Equivalent Trust, as to an undivided 1/2 interest, and Andrea C. Ryon and Barbara J. Eades, Co-Personal Representatives of the Estate of June E. Stevens, deceased, as to an undivided 1/2 interest 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 **SEAS Holding, LLC, a Washington Limited Liability Company,** the following described real estate, situated in the County of **Skagit,** State of **Washington.**

Abbreviated Legal:
Section 8, Township 34, Range 2; Ptn. SW 1/4 (aka Ptn. Lot 2 of Short Plat No. 28-86)

Tax Parcel Number(s): **P20176, 340208-3-015-0007**

Lot 2 as delineated on Short Plat No. 28-86 as recorded on September 19, 1986 under Auditor's File No. 8609190083, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 8, Township 34 North, Range 2 East W.M.; EXCEPT that portion conveyed on September 4, 1992 under Auditor's File No. 9209040078.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated **December 11, 2006**

John Stevens Exemption Equivalent Trust

By: Andrea C. Ryon, Trustee

By: Barbara J. Eades, Trustee

Estate of June E. Stevens, deceased

By: Andrea C. Ryon, Personal Representative

By: Barbara J. Eades, Personal Representative

#6402
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 20 2006
6235.00
Amount Paid $
Skagit Co. Treasurer
By Deputy

STATE OF **California** }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that **Andrea C. Ryon** is/are the person(s) who appeared before me, and said person(s) acknowledge **she** signed this instrument, on oath stated **she** is/are authorized to execute the instrument and acknowledge that as the **Trustee** of **John Stevens Exemption Equivalent Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of **California**
Residing at _____
My appointment expires: _____

LPB 10-05(i-l)

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

When recorded return to:

Mr. and Mrs. Jeffrey W. Holmes
12267 Marine Drive
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A89873

Statutory Warranty Deed

THE GRANTORS Andrea C. Ryon and Barbara J. Eades, trustees of the John Stevens Exemption Equivalent Trust, as to an undivided 1/2 interest, and Andrea C. Ryon and Barbara J. Eades, Co-Personal Representatives of the Estate of June E. Stevens, deceased, as to an undivided 1/2 interest 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 **SEAS Holding, LLC, a Washington Limited Liability Company,** the following described real estate, situated in the County of **Skagit,** State of **Washington.**

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SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated December 11, 2006

John Stevens Exemption Equivalent Trust

By: Andrea C. Ryon, Trustee

By: Barbara J. Eades, Trustee

Estate of June E. Stevens, deceased

By: Andrea C. Ryon, Personal Representative

By: Barbara J. Eades, Personal Representative

STATE OF California }
COUNTY OF San Diego } SS:

I certify that I know or have satisfactory evidence that Andrea C. Ryon is/are the person(s) who appeared before me, and said person(s) acknowledge she signed this instrument, on oath stated she is/are authorized to execute the instrument and acknowledge that as the Trustee of John Stevens Exemption Equivalent Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/15/06

Notary Public in and for the State of California
Residing at San Diego
My appointment expires: 4/21/10

OFFICIAL SEAL
DAREN VASS
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1706742
SAN DIEGO COUNTY
MY COMM. EXP. NOV. 21, 2010

LPB 10-05(i-l)

200612200067
Skagit County Auditor

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STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Barbara J. Eades
is/are the person(s) who appeared before
me, and said person(s) acknowledge she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge that as the
Trustee of John Stevens Exemption Equivalent Trust
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF California)
COUNTY OF SAN DIEGO) SS:

I certify that I know or have satisfactory evidence that Andrea C. Ryen
is/are the person(s) who appeared before
me, and said person(s) acknowledge she signed this instrument, on oath stated she
is/are authorized to execute the instrument and ~~acknowledge that as the~~
Personal Representative of The Estate of June E. Stevens, deceased
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/15/06

OFFICIAL SEAL
DAREN VASS
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1706742
SAN DIEGO COUNTY
MY COMM. EXP. NOV. 21, 2010

Notary Public in and for the State of California
Residing at CARLSBAD
My appointment expires: 11/21/10

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Barbara J. Eades
is/are the person(s) who appeared before
me, and said person(s) acknowledge she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge that as the
Personal Representative of The Estate of June E. Stevens, deceased
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

UNOFFICIAL DOCUMENT

STATE OF **Washington** }
COUNTY OF **Skagit** } SS:

I certify that I know or have satisfactory evidence that **Barbara J. Eades** is/are the person(s) who appeared before me, and said person(s) acknowledge **she** signed this instrument, on oath stated **she** is/are authorized to execute the instrument and acknowledge that as the **Trustee** of **John Stevens Exemption Equivalent Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-14-06

Vicki L Hoffman

Notary Public in and for the State of **Washington**
Residing at ANACORTES
My appointment expires: 10-8-09

VICKI L HOFFMAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCTOBER 8, 2009

STATE OF **California** }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that **Andrea C. Ryon** is/are the person(s) who appeared before me, and said person(s) acknowledge **she** signed this instrument, on oath stated **she** is/are authorized to execute the instrument and acknowledge that as the **Personal Representative** of **The Estate of June E. Stevens, deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

_____

Notary Public in and for the State of **California**
Residing at _____
My appointment expires: _____

STATE OF **Washington** }
COUNTY OF **Skagit** } SS:

I certify that I know or have satisfactory evidence that **Barbara J. Eades** is/are the person(s) who appeared before me, and said person(s) acknowledge **she** signed this instrument, on oath stated **she** is/are authorized to execute the instrument and acknowledge that as the **Personal Representative** of **The Estate of June E. Stevens, deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-14-06

Vicki L Hoffman

Notary Public in and for the State of **Washington**
Residing at ANACORTES
My appointment expires: 10-8-09

VICKI L HOFFMAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCTOBER 8, 2009

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Skagit County Auditor
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UNOFFICIAL DOCUMENT

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:	28-86
Recorded:	September 19, 1986
Auditor's No.:	8609190083

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

2. Short Plat number and date of approval shall be included in all deeds and contracts.

3. Sewage Disposal – Individual septic systems.

4. Water – Skagit County P.U.D. #1.

5. Easement - Auditor's File No. 8302180039, records of Skagit County, in favor of Puget Sound Power & Light Company electric transmission and/or distribution lines and related rights.

6. An alternate on-site sewage system has been proposed for Lot 2 and may have special design, construction and maintenance requirements. See health officer for details.

7. Soil investigation was performed by Ted Anstensen, see Mr. Anstensen for actual test location.

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