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VISSER, ZENDER & THURSTON, P.S.  
P.O. BOX 5226  
BELLINGHAM, WA 98227

200006160029  
Kathy Hill, Skagit County Auditor  
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DOCUMENT TITLE: **STATUTORY WARRANTY DEED IN LIEU OF DEED OF TRUST FORECLOSURE**

REFERENCE NUMBER OF RELATED DOCUMENT: 199910060080, 199910060079

GRANTOR(S): **JAMES COMPANY L.L.C.**

ADDITIONAL GRANTORS ON PAGE \_\_\_\_ OF DOCUMENT.

GRANTEE(S): **JOHN PETH & SONS INC.**

ADDITIONAL GRANTEES ON PAGE \_\_\_\_ OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: **A portion of the NE¼ of the NE¼ of Section 24, T36N R3E, W.M. and a Portion of Government Lot 1, Section 19, T36N R4E, W.M.**

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 3, 4 & 5 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER(S): **P115709, P115710**

**STATUTORY WARRANTY DEED  
IN LIEU OF DEED OF TRUST FORECLOSURE**

THE GRANTOR, JAMES COMPANY L.L.C., in lieu of Deed of Trust foreclosure, hereby conveys and warrants to JOHN PETH & SONS INC., the GRANTEE, the following described real estate, situated in Skagit County, State of Washington:

See attached Exhibit A.

Situate in County of Skagit, State of Washington.

35473  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 26 2000

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

DATED this 7<sup>th</sup> day of April, 2000.

GRANTOR:  
JAMES COMPANY L.L.C.

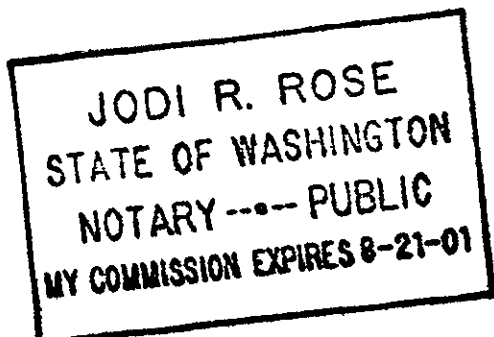
By: Genevieve Elton  
GENEVIEVE ELTON  
Managing Member

STATE OF WASHINGTON )

COUNTY OF Skagit ) SS

I certify that I know or have satisfactory evidence that GENEVIEVE ELTON, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Managing Member of JAMES COMPANY L.L.C. to be the free and voluntary act of said party for the uses and purposes therein mentioned in the instrument.

Dated this 7<sup>th</sup> day of April, 2000.



Jodi R. Rose  
Print Name: Jodi Rose  
NOTARY PUBLIC in and for the State of  
Washington. My Commission Expires: 8-21-01



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EXHIBIT A



806 Melcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

JOHN PETH & SONS, INC.

OF

PARCEL 2 - AFTER BOUNDARY LINE ADJUSTMENT

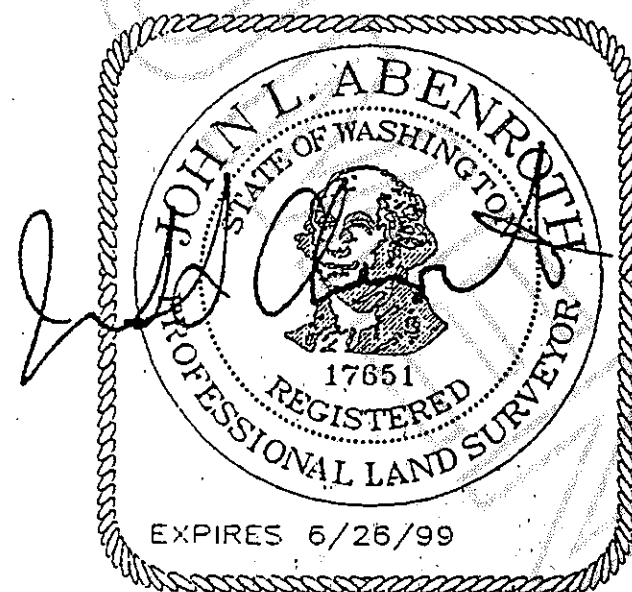
May 10, 1999

That portion of the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at a point on the south line of the northeast quarter of the northeast quarter of said Section 24 which lies N88°29'52"W, a distance of 1248.14 feet from the southeast corner thereof; thence N24°28'14"E, a distance of 887.24 feet; thence S88°27'07"E parallel with the north line of said northeast quarter of the northeast quarter, a distance of 943.79 feet; thence N13°16'20"W, a distance of 511.16 feet to the north line of said northeast quarter of the northeast quarter; thence N88°27'07"W along said north line, a distance of 1279.87 feet to the northwest corner thereof; thence S00°41'26"E along the west line of said northeast quarter of the northeast quarter, a distance of 1312.39 feet to the southwest corner thereof; thence S88°29'52"E along the south line of said northeast quarter of the northeast quarter, a distance of 70.00 feet to the point of beginning of this description.

Containing 20.01 acres.

Situated in Skagit County, Washington.



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LEGAL DESCRIPTION  
FOR  
DAN AND JAY PETH  
OF  
ACCESS AND UTILITY EASEMENT

August 17, 1999

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress, and utilities, over, under, and through the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the northwest quarter of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the northwest corner of said Section 19; thence S01°10'49"E along the west line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description; thence N38°44'16"E, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence along said curve through a central angle of 100°26'51" and an arc length of 262.97 feet; thence S41°00'54"E, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet; thence along said curve through a central angle of 57°06'08" and an arc length of 255.17 feet; thence S16°05'14"W, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence along said curve through a central angle of 118°31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence along said curve through a central angle of 61°56'19" and an arc length of 201.99 feet; thence S40°29'52"E, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence along said curve through a central angle of 56°40'17" and an arc length of 148.63 feet; thence N82°49'51"E, a distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet; thence along said curve through a central angle of 55°12'12" and an arc length of 406.02 feet; thence S41°57'57"E, a distance of 308.43 feet to the point of curvature of a curve to the



left having a radius of 200.00 feet; thence along said curve through a central angle of  $14^{\circ}11'58''$  and an arc length of 49.57 feet; thence  $S56^{\circ}09'54''E$ , a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description.

ALSO beginning at the above described Point A; thence  $S38^{\circ}44'16''W$ , a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet; thence along said curve through a central angle of  $26^{\circ}30'16''$  and an arc length of 69.39 feet; thence  $S12^{\circ}13'59''W$ , a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.



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