

When Recorded Return to:  
TIMOTHY GEBHARD  
MARYANN GEBHARD  
9279 Samish Island Road  
Bow WA 98232



200105300065  
Skagit County Auditor

5/30/2001 Page 1 of 3 12:51:16PM

Island Title Company  
Order No: BE4991 MKP  
B18057 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR GARY W. COSELMAN and KAREN W. COSELMAN, husband and wife

for and in consideration of Forty-Five Thousand and 00/100...(\$45,000.00) DOLLARS

in hand paid, conveys and warrants to

TIMOTHY GEBHARD and MARYANN GEBHARD, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description: Ptn. Govt. Lot 3, Sec. 27, T36N, R2E, W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 360227-0-057-0007 P47257

Subject to: Restrictions, reservations and easements of record.

See addendum attached hereto and by reference made a part hereof for additional restrictions concerning this property.

Dated: May 25, 2001

Gary W. Coselman  
GARY W. COSELMAN Date  
5/25/01

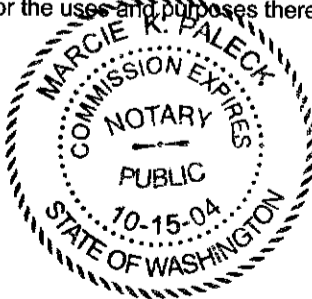
Karen W. Coselman  
KAREN W. COSELMAN Date  
5/25/01

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GARY W. COSELMAN and KAREN W. COSELMAN the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 25 2001

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2004



41098  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 30 2001

Amount Paid \$ 688.50  
By Skagit Co. Treasurer Deputy

Island Title Company

EXHIBIT 'A'

**Description:**

**Order No:** BE4991 MKP

That portion of Government Lot 3, Section 27, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the center line of Alexander Street and the West line of the Plat of Samish;  
Thence West along the center of the county road as conveyed to Skagit County by deed recorded in Volume 188 of Deeds, page 458 of the records of Skagit County, a distance of 464 feet to the true point of beginning;  
Thence South parallel with the West line of the Plat of Samish 296 feet to the Northeast corner of a tract conveyed to Gladys R. Coselman by deed recorded under Auditor's File No. 408612;  
Thence West 50 feet;  
Thence North to the center line of the county road;  
Thence East to the true point of beginning;

EXCEPT county road along the North line thereof as conveyed to Skagit County by deed Recorded in Volume 188 of deeds, page 458, records of Skagit County, Washington.

Situated in Skagit County, Washington.



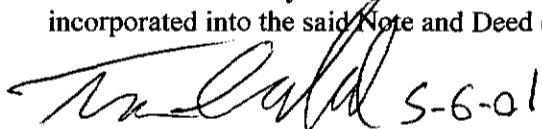
200105300065  
, Skagit County Auditor


**ADDENDUM TO  
PURCHASE & SALE AGREEMENT**

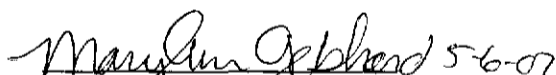
The following is an Addendum to that Purchase & Sale Agreement, by and between  
TIMOTHY & MARYANN GEBHARD, h/w, as Buyer, and GARY & KAREN COSELMAN,  
h/w, as Seller, dated April 27<sup>th</sup>, 2001.

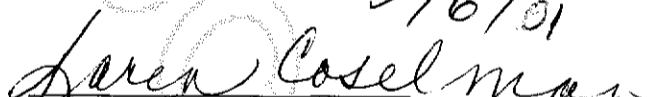
In addition to and in consideration of the terms and conditions of the said Purchase  
Agreement of which this Addendum is an integral part, IT IS AGREED AS FOLLOWS:

1. Seller shall retain a security interest in and to any marketable or merchantable timber on the real property that is the subject of the said Purchase Agreement until such time as the Promissory Note and Deed of Trust mentioned in the Purchase Agreement are respectively fully satisfied and reconveyed to Buyer.
2. Buyer shall not commercially log the property that is the subject of the Purchase Agreement, nor shall any timber be removed therefrom except as may be necessary to control insect infestations, to remove hazardous or danger trees, to provide necessary avenues for utility or access purposes, or for other purposes not inconsistent with Seller's security interest in the property or the other terms and conditions of the Purchase Agreement, or the Promissory Note or the Deed of Trust concerned therewith. The provisions of this paragraph shall be effective until such time as the Promissory Note and Deed of Trust mentioned in the Purchase Agreement are respectively fully satisfied and reconveyed to Buyer.
3. The provisions of this Addendum shall not merge into the deed for the property, and shall survive closing. The provisions of this Addendum shall control over any inconsistent provisions of the Purchase Agreement, the Note, and/or the Deed of Trust. The existing Addendum to the Purchase Agreement concerning reservation of timber rights shall be void and of no force and effect whatsoever.
4. Violation of any of the provisions of this Addendum by Buyer shall constitute an event of default under the Promissory Note and/or Deed of Trust mentioned herein. This Addendum shall be fully incorporated into the said Note and Deed of Trust as if fully set forth therein.

  
TIMOTHY GEBHARD (date) 5-6-01

  
GARY COSELMAN (date) 5/6/01

  
MARYANN GEBHARD (date) 5-6-01

  
KAREN COSELMAN (date) 5/6/01



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UNOFFICIAL DOCUMENT