

AFTER RECORDING MAIL TO:

James A. Evans
1528 Lakeway Place
Bellingham, WA 98226



200106200101

, Skagit County Auditor

6/20/2001 Page 1 of 5 3:51:44PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-97005-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Tom W. Buggia, Sheila A. Buggia

Grantee(s): James A. Evans, Wanda A. Evans

Abbreviated Legal: Ptn. Gov. Lot 4, 7-36-4 EWM

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 360407-3-006-0001/P48989,
0017/P48992, 360407-3-008-0405/P48996

360407-0-008-

THE GRANTOR TOM W. BUGGIA and SHEILA A. BUGGIA, husband and wife as to an undivided 50% interest as to Parcels 'A' and 'B' and THOMAS W. BUGGIA and SHEILA ARCHANGELI BUGGIA, husband and wife, as to Parcel 'C' for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION AND AS PART OF AN IRC 1031 LIKE-KIND TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to JAMES A. EVANS and WANDA J. EVANS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

#41198
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUN 20 2001

Amount Paid \$15,277.05
Skagit Co. Treasurer
By Deputy

See Attached Exhibit B

Dated this 12th day of June, 2001

By

Tom W. Buggia

By

By

Sheila A. Buggia

By

Tom W. Buggia PoA

STATE OF WASHINGTON

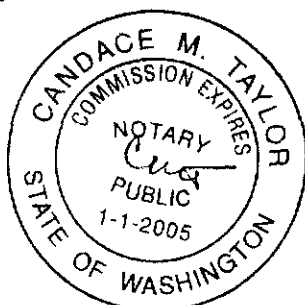
County of SKAGIT

SS:

On this 18th day of JUNE, 2001 before me personally appeared TOM W. BUGGIA, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for SHEILA A. BUGGIA and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2005

Exhibit A

DESCRIPTION:

PARCEL "A":

That portion of Government Lots 3 and 4, Section 7, Township 36 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Government Lot 4;
thence South 89°01'34" East 1,451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County S.P. No. 11-85, as filed under Auditor's File No. 8603110018;
thence North 00°18'56" West along the East line of said Government Lot and said Short Plat a distance of 1,201.82 feet to the Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said Short Plat;
thence South 03°20'47" East along said centerline a distance of 22.10 feet;
thence South 25°41'33" West along said centerline a distance of 215.99 feet;
thence South 03°03'26" West along said centerline a distance of 123.31 feet;
thence North 89°01'34" West 290.00 feet;
thence North 17°57'08" East 104.49 feet;
thence North 43°30'13" East 68.00 feet to the point of beginning;
thence continuing North 43°30'13" East 62.86 feet;
thence North 06°09'34" West 165.90 feet;
thence North 39°24'04" East 95.90 feet to the said Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 26.01 feet;
thence South 19°04'30" West along said Southerly line a distance of 15.00 feet;
thence North 70°55'30" West along said Southerly line a distance of 299.97 feet to the Easterly line of Interstate Hwy. No. 5;
thence South 19°04'31" West along said Easterly line a distance of 95.97 feet;
thence South 12°27'14" West along said Easterly line a distance of 235.83 feet;
thence departing therefrom South 79°43'15" East 313.91 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Hwy. No. 5;

hence Southerly along said Easterly line as shown on Skagit Co. S.P. No. 11-85 the following courses: South 19°04'31" West 95.97 feet;
thence South 12°27'14" West 308.83 feet;
thence South 05°44'23" East 150.30 feet; thence departing from said Easterly line of Interstate Hwy. No. 5 South 89°01'34" East 489.51 feet to the Westerly line of Patrick Lane as shown on said S.P.;
thence North 03°03'26" East along said Westerly line a distance of 20.01 feet;
thence departing therefrom North 89°01'34" West 462.38 feet to a line parallel to and 30 feet Easterly of said Easterly line of Interstate Hwy. No. 5;
thence North 05°44'23" West parallel to said Easterly line a distance of 128.89 feet;
thence North 12°27'14" East parallel to said Easterly line a distance of 69.33 feet;
thence South 79°43'15" East 30.02 feet to a line parallel to and 60 feet Easterly of said line;
thence North 12°27'14" East parallel to said Easterly line a distance of 230.08 feet;
thence North 19°04'31" East parallel to said Easterly line a distance of 32.50 feet;
thence North 66°21'56" East 88.46 feet to said Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

ALSO an easement for ingress, egress and utilities over that portion of the above described Patrick Lane lying North of the Easterly projection of the South line of the 20 foot wide portion of the above-described easement.



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Skagit County Auditor

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East W.M., Skagit County, Wa., described as follows:

Beginning at the Southwest corner of said Government Lot 4;
thence South 89°01'34" East 1451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County Short Plat No. 11-85, as filed under Auditor's File No. 8603110018;
thence North 00°18'56" West along the East line of said Government Lot and said Short Plat a distance of 1201.82 feet to the Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said Short Plat;
thence South 03°20'47" East, along said centerline a distance of 22.10 feet;
thence South 25°41'33" West along said centerline a distance of 215.99 feet;
thence South 03°03'26" West along said centerline a distance of 123.31 feet;
thence North 89°01'34" West 290.00 feet;
thence North 17°57'08" East 81.49 feet to the point of beginning;
thence continuing North 17°57'08" East 23.00 feet;
thence North 43°30'13" East 68.00 feet;
thence North 79°43'15" West 313.91 feet to the Easterly line of Interstate Highway No. 5;
thence South 12°27'14" West along said Easterly line a distance of 73.00 feet;
thence South 05°44'23" East along said Easterly line a distance of 28.00 feet;
thence departing therefrom South 84°01'02" East 269.38 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Highway No. 5;
thence Southerly along said Easterly line as shown on Skagit County Short Plat No. 11-85 the following courses: South 19°04'31" West 95.97 feet;
thence South 12°27'14" West 308.83 feet;
thence South 05°44'23" East 150.30 feet;
thence departing from said Easterly line of Interstate Highway No. 5 South 89°01'34" East 489.51 feet to the Westerly line of Patrick Lane as shown on said Short Plat;
thence North 03°03'26" East along said Westerly line a distance of 20.01 feet;
thence departing therefrom North 89°01'34" West 462.38 feet to a line parallel to and 30 feet Easterly of said Easterly line of Interstate Highway No. 5;
thence North 05°44'23" West parallel to said Easterly line a distance of 128.89 feet;
thence North 12°27'14" East parallel to said Easterly line a distance of 69.33 feet;
thence South 79°43'15" East 30.02 feet to a line parallel to and 60 feet Easterly of said Easterly line;
thence North 12°27'14" East parallel to said Easterly line a distance of 230.08 feet;
thence North 19°04'31" East parallel to said Easterly line a distance of 32.50 feet;
thence North 66°21'56" East 88.46 feet to said Southerly line of Alger-lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

ALSO, an easement for ingress, egress, and utilities over that portion of the above described Patrick Lane lying North of the Easterly projection of the South line of the 20-foot wide portion of the above described easement.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 4, Section 7, Township 36 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Government Lot 4;



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thence South 89°01'34" East 1,451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County S.P. No. 11-85, as filed under Auditor's File No. 8603110018;
thence North 00°18'56" West along the East line of said Government Lot and said Short Plat a distance of 1,201.82 feet to the Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said Short Plat;
thence South 03°20'47" East along said centerline a distance of 22.10 feet;
thence South 25°41'33" West along said centerline a distance of 215.99 feet;
thence South 03°03'26" West along said centerline a distance of 123.31 feet;
thence North 89°01'34" West 290.00 feet to the TRUE POINT OF BEGINNING;
thence North 17°57'08" East a distance of 81.49 feet;
thence North 84°01'02" West a distance of 269.38 feet to the Easterly line of Interstate Highway No. 5;
thence Southerly along said Easterly line the following courses:
South 05°44'23" East 166.38 feet;
south 19°21'36" East 216.27 feet;
South 23°56'55" East 70.00 feet;
thence departing from said Easterly line of Interstate Highway No. 5 North 15°50'30" East 104.59 feet;
thence North 13°00'00" East 100.00 feet;
thence North 30°00'00" East 150.00 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Hwy. No. 5;
thence Southerly along said Easterly line as shown on Skagit Co. S.P. No. 11-85 the following courses: South 19°04'31" West 95.97 feet;
thence South 12°27'14" West 308.83 feet;
thence South 05°44'23" East 150.30 feet; thence departing from said Easterly line of Interstate Hwy. No. 5 South 89°01'34" East 489.51 feet to the Westerly line of Patrick Lane as shown on said S.P.;
thence North 03°03'26" East along said Westerly line a distance of 20.01 feet;
thence departing therefrom North 89°01'34" West 462.38 feet to a line parallel to and 30 feet Easterly of said Easterly line of Interstate Hwy. No. 5;
thence North 05°44'23" West parallel to said Easterly line a distance of 128.89 feet;
thence North 12°27'14" East parallel to said Easterly line a distance of 69.33 feet;
thence South 79°43'15" East 30.02 feet to a line parallel to and 60 feet Easterly of said line;
thence North 12°27'14" East parallel to said Easterly line a distance of 230.08 feet;
thence North 19°04'31" East parallel to said Easterly line a distance of 32.50 feet;
thence North 66°21'56" East 88.46 feet to said Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

ALSO an easement for ingress, egress and utilities over that portion of the above described Patrick Lane lying North of the Easterly projection of the South line of the 20 foot wide portion of the above-described easement.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Terms and Conditions of Supply and Loan Agreement recorded December 30, 1997, under Auditor's File No. 9712300009; Memorandum of Lease recorded February 3, 2000, under Auditor's File No. 200002030041; Easement recorded August 4, 1909, under Auditor's File No. 74846, in Volume 65 of Deeds, page 126; Condemnation by the State of Washington of right of access to state highway and of light, view and air by Decree entered October 5, 1962, in Skagit County Superior Court Cause No. 26648; Easements as set forth on the face of the Short Plat; Easement recorded October 17, 1985, under Auditor's File No. 8510170075; Notes as set forth on the face of Short Plat No. 11-85; Easement recorded July 25, 1945, under Auditor's File No. 382065; Reservation recorded April 18, 1961, under Auditor's File No. 606582; Easement recorded August 26, 1991, under Auditor's File No. 9108260076; Terms and condition of Special Use Permit No. SPU 91 045.ORD recorded September 6, 1994, under Auditor's File No. 9409060056; Terms and Conditions of Conditional Use Permit recorded July 13, 1995 under Auditor's File No. 9507130016; Easement recorded July 24, 1996, under Auditor's File No. 9607240092; Sewer Extension Agreement recorded December 6, 2000, under Auditor's File No. 200012060076.



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