

WHEN RECORDED RETURN TO:

Norm Nelson, Inc.
P.O. Box 444
Burlington, WA 98233

200112130018
Skagit County Auditor
12/13/2001 Page 1 of 5 9:03AM

FILED FOR RECORD AT REQUEST OF:

LAND TITLE COMPANY OF SKAGIT COUNTY

P96643E

Grantor. Skagit State Bank
Grantee. Gerald E. Nelson, Jenny T. Nelson, James N. Nelson, Joanne G. Nelson, Norman W. Nelson, Jr.
Abbrev. Leg. Ptn of SW 1/4 of Sec 9, T35N, R3E, WM; and
Ptn of NW 1/4 and NE 1/4 of Sec. 16, T35N, R3E, WM
Tax Acct Nos. 350309-0-005-0002/P33947; 350316-3-003-0024/P33974; 350309-3-004-0015/P33976;
350309-3-005-0014/P33978; 350316-1-003-0003/P34388

SPECIAL WARRANTY DEED

THE GRANTOR, Skagit State Bank, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, grants, bargains, sells, conveys and confirms to

THE GRANTEES, Gerald E. Nelson and Jenny T. Nelson, husband and wife, James N. Nelson and Joanne G. Nelson, husband and wife, Norman W. Nelson, Jr., a married man as his separate estate, the following described real estate, situated in the County of Skagit, State of Washington:

For full legal description, see Exhibit A, attached hereto and incorporated herein.

See also Exhibit B, attached hereto and incorporated herein.

The Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, the Grantor will forever warrant and defend the said described real estate.

DATED December 5, 2001

Skagit State Bank,

By [Signature]
James E. Bishop, President/CEO

SSB/NormNelsonIncDeed

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#44855

DEC 13 2001

Amount Paid \$ 6885⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON)

ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JAMES E. BISHOP is the person who appeared before me, and said person acknowledged that HE signed this instrument, on oath stated that HE was authorized to execute the instrument and acknowledged it as PRESIDENT/CEO of SKAGIT STATE BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 5th day of December, 2001.

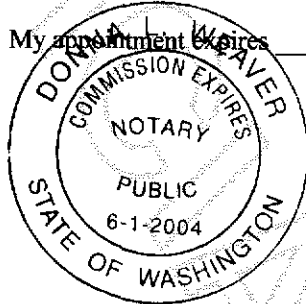
Donna L Weaver

Typed/Printed Notary Name DONNA L WEAVER

Notary Public in and for the State of Washington, residing at Burlington

My appointment expires

June 1 2004



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Exhibit A

PARCEL "A":

The Southeast 1/4 of the Southwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT road, dike and ditch rights of way,

EXCEPT the North 297 feet thereof,

AND EXCEPT that portion described as follows:

Beginning at the intersection of the South line of said North 297 feet of the Southeast 1/4 of the Southwest 1/4 and the North and South centerline of said Section;
thence West along said South line of said North 297 feet a distance of 228 feet;
thence South parallel to said North and South centerline 180 feet;
thence East parallel to the North line of this excepted tract 228 feet, more or less, to said North and South centerline;
thence North along said North and South centerline to the point of beginning.

TOGETHER WITH that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Southwest 1/4 of the Southwest 1/4;
thence North along the East line of said subdivision 660 feet;
thence West 660 feet;
thence South to the Northerly bank of the Samish River;
thence Southeasterly along the Northerly bank of said river to the South line of said Southwest 1/4 of the Southwest 1/4;
thence East to the point of beginning,

EXCEPT road, dike and ditch rights of way.

PARCEL "B":

That portion of the North 1/2 of the Northwest 1/4 and that portion of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 16, Township 35 North, Range 3 East, W.M., lying Northerly of the Samish River,

EXCEPT road, dike and ditch rights of way.

ALSO, the North 297 feet of the Southeast 1/4 of the Southwest 1/4; that portion of the Southwest 1/4 of the Southwest 1/4, lying Northeasterly of Warners Slough and the following described portion of the North 1/2 of the Southwest 1/4;

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4;
thence West 1,410.75 feet;
thence North 165 feet, more or less, to the County road;
thence East to the East line of said Northeast 1/4 of the Southwest 1/4;
thence South to the point of beginning, all in Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT roads.

ALSO EXCEPT the following described tract:

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said section 9;
thence North 89 degrees 27'33" West, along the South line of the Northeast 1/4 of the Southwest 1/4, a distance of 944.21 feet to the TRUE POINT OF BEGINNING;
thence continuing North 89 degrees 27'33" West a distance of 375.39 feet, to the West line of the Northeast 1/4 of the Southwest 1/4;
thence North 01 degree 34'38" East, along said West line, a distance of 92.96 feet;
thence North 61 degrees 00'22" West a distance of 105.59 feet, to the West line of that certain tract of land describe in deed recorded under Skagit County Auditor's File No. 664782;
thence North 00 degrees 32'27" East, a distance of 25.81 feet to a non-tangent curve of radius 1480 feet (the center of which bears South 07 degrees 17'43" East), said curve being the South line of the county road known as Field Road (as-built);
thence along said curve through a central angle of 00 degrees 14'34", a distance of 6.27 feet;
thence South 89 degrees 20'35" East, along said South line, a distance of 467.06 feet;
thence South 02 degrees 49'16" West, along an existing fence and its Southerly extension, a distance of 169.09 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washi:



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PARCEL "C":

That portion of the West 1/2 of the Southwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence East along the North line thereof a distance of 1125.30 feet to the Southwest corner of tract described in deed filed under Skagit County Auditor's File No. 9507100155;
thence South along the Southerly projection of the West line of said tract for a distance of 15 feet;
thence East, parallel to said North line, a distance of 130.00 feet, more or less, to the West line of the County road known as the Conn Road No. CXLII;
thence South along the West line of said County road to the Northeast corner of that certain tract conveyed to School District No. 43 by deed dated March 27, 1893 and recorded April 1, 1893, in Volume 26 of Deeds, page 200;
thence West along the North line of said School District tract 12 1/2 rods to the Northwest corner thereof;
thence South along the West line of said School District tract and the West line extended to the centerline of the County road;
thence East along the centerline of said County road to a point that is 5 1/2 rods West of the East line of the Northwest 1/4 of the Southwest 1/4;
thence South parallel to and 5 1/2 rods West of the East line of the Northwest 1/4 of the Southwest 1/4 to the South line of said Northwest 1/4 of the Southwest 1/4;
thence along the South line of said Northwest 1/4 of the Southwest 1/4 to the intersection with Newman's Slough, (also known and designated as Warner's Slough and as Watkinson's Slough);
thence Westerly along said slough to the West line of said Section 9;
thence North along the West line of said Section 9 to the point of beginning,

EXCEPT roads and dike and drainage ditch rights of way,

AND EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed recorded under Auditor's File Nos. 444491 and 445900.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Continuation of farm and agricultural tax classification as disclosed by notices recorded April 6, 1971, November 26, 1974, November 22, 1971 and October 3, 1974, under Auditor's File Nos. 750677, 810459, 760928 and 808259, respectively and subject to the provisions of RCW 84.34; Easement recorded May 21, 1954, under Auditor's File No. 501362; Any question that may arise due to shifting and changing in course of the Samish River; Right of the State of Washington to any portion of the property described herein which lies below the line of ordinary high water of the Samish River; Rights of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Samish River; Conservation Easement recorded November 15, 2001, under Auditor's File No. 20011150101.



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