

**AFTER RECORDING MAIL TO:**

Chuckanut Investments, L.L.C. *mo*  
P.O. Box 265  
Bow, WA 98232



200303310280  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 104272-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Marc E. Breckenridge

Grantee(s): Chuckanut Investments, L.L.C. *mo*

Abbreviated Legal: Ptn NW ¼ SW ¼, 34-36-3 E W.M.

Assessor's Tax Parcel Number(s): 360334-3-018-0005/P48623, P48623, P3127

THE GRANTOR Marc E. Breckenridge, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chuckanut Investments, L.L.C. *mo* the following described real estate, situated in the County of Skagit, State of Washington.

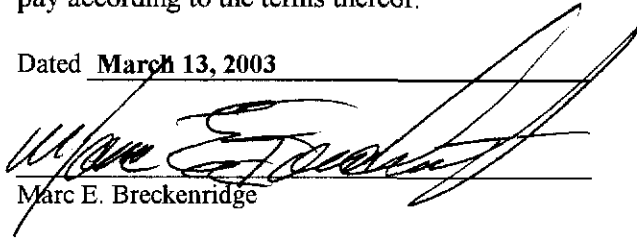
That portion of the Northwest ¼ of the Southwest ¼ of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East right-of-way line of the Pacific Highway, which point is 388.73 feet South and 51.0 feet East of the ¼ corner between Sections 33 and 34, Township 36 North, Range 3 East, W.M., (in this description the West line of the Southwest ¼ of Section 34, Township 36 North, Range 3 East, W.M., is considered as bearing due North and South);  
thence from this point of beginning South 85°54'15" East along the centerline of a certain slough known as the North Fork of the Samish River, 189.38 feet to a point which is 402.26 feet South and 240.0 feet East of the said ¼ corner between Sections 33 and 34;  
thence North 42.84 feet to the South right-of-way line of Skagit County Road No. XCVI;  
thence Westerly along the South right-of-way line of said County Road XCVI to the East right-of-way line of Pacific Highway;  
thence Southerly 67.53 feet along the East right-of-way line of the Pacific Highway to the point of beginning.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof. Also subject to Deed of Trust dated September 25, 1996 in favor of Jerry D. Lomsdalen and Joline A. Lomsdalen, husband and wife recorded under Auditor's File No. 9609260087, which Grantee herein assumes and agrees to pay according to the terms thereof.

Dated March 13, 2003

  
Marc E. Breckenridge

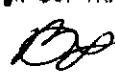
Chuckanut Investments, L.L.C. *mo*

By:   
Mindy Osetek, Manager

#1497

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 31 2003

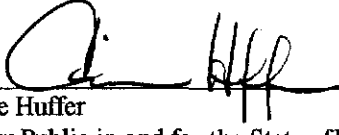
Amount Paid \$ 2,754.00  
By  Deputy

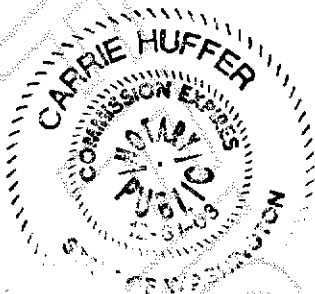
LPB-10

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marc E. Breckenridge  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

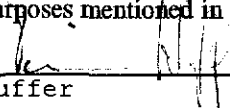
Dated: 3/28/03

  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003



STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Mindy Osetek  
is the person who appeared before  
me, and said person acknowledged that she signed this instrument, on oath stated that she is  
authorized to execute the instrument and acknowledge it as the Manger  
of Chuckanut Investments, L.L.C.  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: March 28, 2003

  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003



Schedule "B-1"

EXCEPTIONS:

- A. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to shifting or changing in course of the North Samish River.
- B. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the North Samish River.
- C. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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