

FILED FOR RECORD AT THE REQUEST OF:

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200306120125
Skagit County Auditor
6/12/2003 Page 1 of 5 11:55AM

LAND TITLE COMPANY OF SKAGIT COUNTY

105552

SPECIAL WARRANTY DEED

GRANTOR Nancy Cox Sheafe Storey as successor trustee of the Louise N. Chamberlain revocable trust established pursuant to the Last Will and Testament of Louise N. Chamberlain, Deceased, dated August 24, 1959, and as trustee of the Elinor C. Sheafe (deceased) revocable living trust dated January 25, 1994, in accordance with the terms and provisions of said trusts and for no other consideration, does hereby grant, bargain, sell, convey and confirm to Christopher Haller Sheafe as his sole and separate property, an undivided 1/24th interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

15480, 15488, 15448, 15451, 15501, 15535, 15450, 15452, 15500, 15533, 15449, 15494,
154,89, 15090, 15493, 15491, 15492, 15534, 33786, 33788, 48536, 33787, 48537, 48508,
DODGE VALLEY FARM 107509, 48571

The SW ¼ of section 5, township 33 north, range 3 east, W.M., EXCEPT county road rights of way and EXCEPT those portions thereof conveyed to and condemned by Drainage District No. 22 and Dike District No. 9.

The SE ¼, the NE ¼ of the SW ¼ and government lot 7 of section 6, township 33 north, range 3 east, W.M., EXCEPT county road rights of way and EXCEPT those portions thereof conveyed to and condemned by Drainage District No. 22 and Dike District No. 9.

Government Lots 1 and 2 and the NE ¼ of the NE ¼ of section 7, township 33 north, range 3 east, W.M., EXCEPT county road rights of way and EXCEPT those portions thereof conveyed to and condemned by Drainage District No. 22 and Dike District No. 9.

The north half of the NW ¼ of Section 8, township 33 north, range 3 east, W.M., EXCEPT county road rights of way and EXCEPT those portions thereof conveyed to and condemned by Drainage District No. 22 and Dike District No. 9.

SUBJECT TO:

(a) Easement for the right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress to and from the same, over and across a strip of land 20.0 feet in width being 10.0 feet on each side of the following described center line to-wit: Beginning at a point in the east-west center line of the above described section 6, lying north 89°39'20" west 1145.20 feet from the east quarter corner of said section 6; thence south 8°45'30" east 544.7 feet; then south 26°18'30" east 632.1 feet, as granted by Louise N. Chamberlain, a single woman, to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, by instrument dated January 14, 1954, and recorded January 15, 1954, under Auditor's File No. 497225.

(b) Easement for electric transmission line, together with right of ingress and egress over grantors adjoining property and including covenants against blasting without notice, as granted to Puget Sound Power & Light Company, a Massachusetts corporation, by instrument dated December 27, 1956 and recorded December 31, 1956, under Auditor's File No. 545850. (Affects the NE ¼ of the SW ¼ and the north half of the SE ¼ of said section 6.)

EDISON FARM

Government lots 2,3 and 4 of section 4, township 35 north, range 3 east, W.M., EXCEPT road and ditch rights of way and EXCEPT that portion of said lot 4 conveyed to the State of Washington for highway purposes, under deed dated January 9, 1951, and recorded February 9, 1951, under Skagit County Auditor's File No. 456757.

Government lot 5 of section 33, township 36 north, range 3 east, W.M., EXCEPT those portions thereof lying within the boundaries of the following described tracts, to-wit: Beginning at the corner of sections 32 and 33, 4 and 5, townships 36 and 35, North, range 3 east, W.M.; thence easterly on section line between sections 4 and 33, 20 chains; thence north in said section 33, 935.2 feet to the true point of beginning; thence east 185.15 feet; thence north 17' east 211.1 feet to south bank of North Samish River; thence south along said south bank, north 73° and 17' west 330.5 feet; thence south 31' west 123.1 feet; thence north 89°29' west 149.9 feet; thence south 4' east 184.3 feet; thence east 281.25 feet to true point of beginning, AND ALSO EXCEPT the following described tract, to-wit; Beginning at corner of sections 32, 33, 4 and 5 of townships 36



and 35 north, range 3 east, W.M.; thence easterly on section line, between sections 4 and 33, 15.74 chains; thence north in said section 33, 701.8 feet to true point of beginning; thence east 466.4 feet; thence north 233.4 feet to present southeast fence corner of School yard; thence west on fence line, 466.4 feet; thence south 233.4 feet to true point of beginning.

All that portion of government lot 4, section 33, township 36 north, range 3 east, W.M., lying south of the south line of Gilmore Avenue and the south line thereof extended easterly, as shown on the plat of "Edison Haller's Additions", according to plat recorded in volume 2 of plats, page 87, records of Skagit County, Washington, EXCEPT the west 360 feet thereof, lying easterly of the County road along the west line of said lot 4 and EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at corner of sections 32, 33, 4 and 5 of townships 36 and 35 north, range 3 east, W.M.; thence easterly on section line, between sections 4 and 33, 15.74 chains; thence north in said section 33, 701.8 feet to true point of beginning; thence east 466.4 feet; thence north 233.4 feet to present southeast fence corner of School yard; thence west on fence line, 466.4 feet; thence south 233.4 feet to true point of beginning.

Beginning at a point on the East line of the County Road along the West side of the Government Lot Four (4); Section Thirty-Three (33), Township Thirty-Six (36) North, Range Three (3) East of the Willamette Meridian, which is the Southwest corner of that certain tract of land conveyed to N. Shumaker by Deed dated December 8, 1917, and recorded January 11, 1919, in Volume 111 of Deeds, Page 597, under Auditor's File No. 129953, records of Skagit County, Washington; thence South on the East line of said road 120 feet; thence East 360 feet; thence North 120 feet to the Southeast corner of said Shumaker tract; thence West 360 feet to the place of beginning, Except ditch rights of way, if any, over said premises, as conveyed by Deed from Tillman Dahl and Elizabeth Dahl, also known as Lizzie Dahl, dated May 23, 1944, recorded in Volume 195 of Deeds, page 241, Auditor's File No. 373953. Also Subject to easement in favor of Blanchard-Edison Water Association, a corporation, for the right to lay, maintain, operate, relay and remove a pipe or pipes, line or lines, for the transportation of water, etc. as granted by Louise N. Chamberlain, an unmarried woman, on September 14, 1956, by instrument recorded June 20, 1957, under Auditor's File No. 552787.

Tax Lot No. 3 in Section 32, Township 36 North, Range 3 East W.M., Skagit County, Washington, otherwise and legally described as follows to wit:



Part of lot 9, section 32, township 36 north, range 3 east, W.M., described as follows:

Beginning at a point on the east line of said lot 9, 750 feet north of the southeast corner thereof; (said point being the southeast corner of that certain tract conveyed to A. J. Edwards by deed recorded May 3, 1881, in volume 4 of deeds, page 227); thence west 148.5 feet to the true point of beginning of this description; thence north 132 feet, more or less, to the south bank of the North Samish River; thence westerly along the south bank of said North Samish River 100 feet, more or less, to a point that is 242 feet west of the east line of said lot 9; thence south 102 feet, more or less, to a point west of the true point of beginning; thence east to the true point of beginning.

SUBJECT TO:

(a) Easement for the right to lay, maintain, operate, relay and remove a pipe or pipes, line or lines, for the transportation of water together with ingress and egress to and from the same over and across government lot 4 of section 4, township 35 north, range 3 east, W.M., as granted by Louise N. Chamberlain, an unmarried woman, to the Blanchard-Edison Water Association, a corporation, by instrument dated September 14, 1956 and recorded June 20, 1957, under Auditor's File No. 552787.

THE GRANTOR, as trustee and for her successors in interest does by these presents hereby 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, will forever warrant and defend the said described real estate.

Dated this 1 day of APRIL, 2003.

#2841
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 12 2003

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

Nancy Cox Sheafe Storey
Nancy Cox Sheafe Storey as Successor Trustee of the Louise N. Chamberlain and as Trustee of the Elinor C. Sheafe Trust

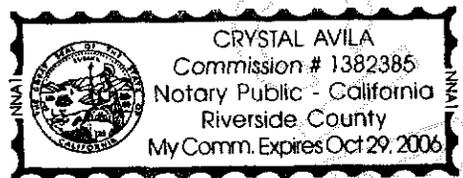


200306120125
Skagit County Auditor

STATE OF California)
) ss.
COUNTY OF Riverside)

On this day personally appeared before me the undersigned a notary public in and for the State of California duly commissioned and sworn Nancy Cox Sheafe Storey, to me known to be the individual who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of April, 2003.



Crystal Avila
CRYSTAL AVILA (Printed Name)
Notary Public in and for the State of
California residing at 22m Desert
My commission expires Oct. 29, 2006.