

AFTER RECORDING MAIL TO:

Mr. Michael Geerts  
19058 Hoffmaster Drive  
Spring Lake, MI 49456



200308290039  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 106496-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Howard Clark, Judy Clark and Connie Clark  
Grantee(s): Michael P. Geerts and David Geerts  
Abbreviated Legal: ptn Gov. Lot 4, 7-35-11 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 351107-0-014-0003/P45887, P45887

THE GRANTOR HOWARD CLARK and JUDY CLARK, husband and wife, as to Parcels 'A', 'B' and 'C' and in CONNIE CLARK, an unmarried woman, as to Parcel 'D' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael P. Geerts, an unmarried individual, David Geerts, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington

Grantors will allow Grantees to use existing 2 track road to access property until such time the access easement is usable. Grantees agree to pay to Grantors outside of escrow their share of the road easement construction cost based on a bid of \$14,000.00 and agreed upon by all parties. A road maintenance agreement agreeable to the users shall be entered into by both Grantors and Grantees.

SEE ATTACHED EXHIBIT "A-1" HERETO FOR LEGAL DESCRIPTION

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 20, 2003

AUG 29 2003

Howard Clark  
Howard Clark

Amount Paid \$ 918.00  
By Judy Clark Skagit Co. Treasurer  
Deputy

Connie Clark  
Connie Clark

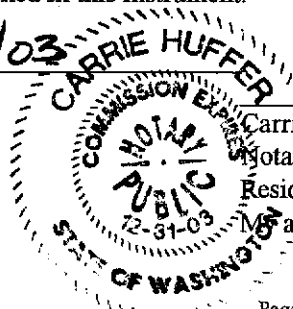
Michael P. Geerts

David Geerts

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Howard Clark, Judy Clark and Connie Clark 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: 8/28/03



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

**AFTER RECORDING MAIL TO:**

**Mr. Michael Geerts  
19058 Hoffmaster Drive  
Spring Lake, MI 49456**

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Land Title Company Of Skagit County  
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**SEE ATTACHED EXHIBIT "A-1" HERETO FOR LEGAL DESCRIPTION**

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 20, 2003

Howard Clark

Judy Clark

Connie Clark

*m. Geerts*  
Michael P. Geerts

*David Geerts*  
David Geerts

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Howard Clark, Judy Clark and Connie Clark** 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: \_\_\_\_\_

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



200308290039  
Skagit County Auditor

LPB-10

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

The West 720 feet of Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M.

EXCEPT the South 363.80 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across the following described property:

That portion of Lot 1, Short Plat No. 97-0013, approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, and being a portion of Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Northerly of the following described line:

Beginning at a point on the Easterly line of said Lot 1 at a point that is 60 feet South, as measured at right angles, to the North line of said Lot 1; thence North 88°29'23" West, parallel to the North line of said Lot 1, to an intersection with the West line of said Lot 1 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width, located in Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Westerly of the West line of Lot 1, Short Plat No. 97-0013, approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, the Northerly line of said 50 foot strip being adjacent to and abutting upon the South line of Lot 2 of said Short Plat No. 97-0013 and said South line extended Westerly to the West line of said Government Lot 5, and the terminus of said 50 foot strip.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width, located in Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M., the Northerly line of which is the Westerly extension of the South line of Lot 2 of Short Plat No. 97-0013 approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, and said South line extended Westerly to the East line of the West 720 feet of said Government Lot 4 and the terminus of said 50 foot strip.

Situate in the County of Skagit, State of Washington.

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200308290039  
Skagit County Auditor

8/29/2003 Page 3 of 5 8:56AM

State of Washington }  
County of Skagit } SS:

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

Dated: August 26, 03

Kim M. Nagy

Notary Public in and for the State of Washington

Residing at: Riverside

My appointment expires: July 28, 06



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Skagit County Auditor

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Randal S. Martin and Tameiko Dellinger  
 Purpose: For ingress, egress and utilities  
 Area Affected: North 15 feet  
 Dated: December 14, 1991  
 Recorded: January 6, 1992  
 Auditor's No.: 9201060025

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
 Area Affected: The North 15 feet  
 Dated: April 29, 1999  
 Recorded: May 11, 1999  
 Auditor's No.: 9905110090

STATE OF Michigan }  
 COUNTY OF Muskegon } SS:

I certify that I know or have satisfactory evidence that **David Geerts** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 25, 2003

Kelly A. Pulsifer  
 Notary Public in and for the State of Michigan  
 Residing at Muskegon MI  
 My appointment expires: May 11, 2007

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Michael P. Geerts** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 20, 2003

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

