

AFTER RECORDING MAIL TO:

Mr. Scott Babbitt, Manager
1615 Buck Way #A
Sedro Woolley, WA 98284



200311200102
Skagit County Auditor

11/20/2003 Page 1 of 2 11:18AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109950-PE

LAND TITLE COMPANY - SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Rynie Elsasser and Chestella Elsasser
Grantee(s): Babbitt Properties, L.L.C.
Abbreviated Legal: ptn Gov. Lot 7, 30⁵-5 E W.M.
Assessor's Tax Parcel Number(s): 350530-0-029-0104, P40396

THE GRANTOR Rynie Elsasser and Chestella Elsasser, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **BABBITT PROPERTIES, L.L.C.** the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the East 80 feet of the West 240 feet of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., lying Northerly of South Skagit Highway No. 360 as conveyed to Skagit County by deed dated August 20, 1948, recorded March 18, 1949, under Auditor's File No. 429114,

EXCEPT that portion lying within the boundaries of the former Puget Sound and Cascade Railway Company right of way conveyed to said Company by deed dated July 27, 1912, recorded July 29, 1912, under Auditor's File No. 93312 in Volume 90 of Deeds, page 350, subsequently conveyed by said Company to Skagit County by deed dated July 31, 1946, recorded October 27, 1947, under Auditor's File No. 410435,

ALSO EXCEPT that portion, if any, lying within boundaries of the following described tract:

Beginning at the intersection of the West line of Government Lot 7, and the North line of the South Skagit Highway No. 360;
thence Northeasterly along the North line of said South Skagit Highway, a distance of 83.01 feet to the true point of beginning of this description;
thence from said true point of beginning continued Northeasterly along the North line of said South Skagit Highway a distance of 83.01 feet;
thence North parallel to the West line of said Lot 7 to the Skagit River;
thence Westerly along the Skagit River to a point that bears North 0°14'43" West from the true point of beginning;
thence South 0°14'43" East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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

This sale includes a 1976 Bonpr Mobile Home License No. @76019, 48/24.

Dated November 19, 2003

Rynie Elsasser *Chestella Elsasser*
Rynie Elsasser

5970
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

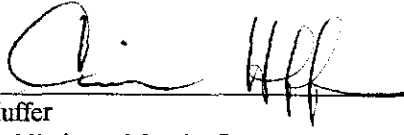
NOV 20 2003

Amount Paid \$ 1742.05
By: Skagit County Treasurer Deputy
Ln

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Rynie Elsasser and Chestella Elsasser**
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: November 20, 2003


Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

Schedule "B-1"

109950-PE

EXCEPTIONS:

- A. 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
- B. Right 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 Skagit River.



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