

AFTER RECORDING MAIL TO:
Ronald J. Roosma
4977 Wahl Road
Bellingham, WA 98226



200402040057

Skagit County Auditor

2/4/2004 Page 1 of 2 11:08AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110647-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Pearson Properties II, L.L.C.
Grantee(s): Ronald J. Roosma
Abbreviated Legal : a ptn of S 1/2 of NW 1/4 of 23-36-3 E W.M.
Assessor's Tax Parcel Number(s): 360323-2-004-0000, P48093, 360323-2-006-0008, P48095

THE GRANTOR PEARSON PROPERTIES II, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RONALD J. ROOSMA, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 36 North, Range 3 East, W.M., lying Easterly of Wood Lane.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a strip of land 60 feet wide as described in instrument recorded October 13, 1980, under Auditor's File No. 8010130035, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated January 28, 2004

523
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 04 2004

Amount Paid \$ 2142.00
By: Skagit County Treasurer Deputy

Pearson Properties II, L.L.C.

Alvin K. Pearson
By: Alvin K. Pearson, Member

Beverly Pearson
By: Beverly Pearson, Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Alvin K. Pearson & Beverly Pearson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and are Majority Members of Pearson Properties II L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 3, 2004

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Woodview Estates, a partnership
 Purpose: For access, egress, and utilities
 Area Affected: A strip of land 30 feet wide lying in the Northwest ¼ of Section 23, Township 36 North, Range 3 East, W.M., the West line of said strip being more particularly described as follows:
 Beginning at the West ¼ corner of said Section 23; thence North 0°55'15" West along the West line of said Section 23 a distance of 1,316.52 feet to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section 23; thence East a distance of 807.21 feet to the true point of beginning of said West line; thence South 6°10'28" East a distance of 660 feet, more or less, to the South line of the North ½ of the South ½ of the Northwest ¼ of said Section 23, Township 36 North, Range 3 East, W.M., being the terminal point of this description.

Dated: August 25, 1980
 Recorded: October 13, 1980
 Auditor's No.: 8010130034

B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Port Gardner Timber Co., Inc., a Washington corporation
 And: William O. Pearson, as his separate property
 Dated: October 25, 1993
 Recorded: December 21, 1993
 Auditor's No.: 9312210089
 Regarding: Road construction agreement

C. The effect, if any, of a Survey of said premises recorded February 9, 2001, under Auditor's File No. 200102090153.

A.P. 3R



200402040057
Skagit County Auditor