



200403100045

Skagit County Auditor

3/10/2004 Page 1 of 5 11:16AM

AFTER RECORDING RETURN TO:

Jeffrey & Tara Hammer
20376 E. Hickox Road,
Mount Vernon, WA 98274

99749-E
LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Grantor: Meridian Aggregates Company, a Delaware limited partnership

Grantee: Jeffrey W. Hammer and Tara Hammer, a married couple

Legal Description: PTN. GOV. LOT 3, 4-33-4 E W.M.
(Complete description attached as Exhibits 1 and 2)

Assessor's Tax Parcel: 330404-0-003-0000; 330404-0-004-0033;
330404-0-004-0108

The Grantor, Meridian Aggregates Company, a Delaware limited partnership, for good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to Jeffrey W. Hammer and Tara Hammer, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

The real property described on Exhibit 1 attached hereto, subject to the permitted exceptions described on Exhibit 2 attached hereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; and reserving unto Grantor the Quarry Easement and Restrictive Covenant recorded of even date herewith.

DATED as of the 10th day of March, 2004.

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

PAID

#1088

MAR 10 2004

Amount Paid \$ 3014.10
Skagit County Treasurer
Deputy

By:

GRANTOR:

MERIDIAN AGGREGATES COMPANY,
a Delaware limited partnership

BY: MERIDIAN AGGREGATES INVESTMENTS, LLC
Its: General Partner

By: MARTIN MARIETTA MATERIALS, INC.
Its: Managing Member

Robert C. Meskimen

By: Robert C. Meskimen
Its: Vice President

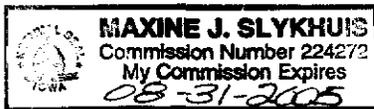
STATE OF Iowa

ss.

COUNTY OF Polk

On this ~~27th~~ ^{February} day of ~~March~~, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, duly commissioned and sworn, personally appeared Robert C. Meskimen to me known to be the person who signed as the Vice President of Martin Marietta Materials, Inc., which is the Managing Member of Meridian Aggregates Investments, LLC, which is the general partner of Meridian Aggregates Company, the limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of such limited partnership for the uses and purposes therein mentioned; and on oath stated that he/~~she~~ was authorized to execute the said instrument on behalf of said limited partnership.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Maxine J. Slykhuis
NOTARY PUBLIC in and for the State of Iowa

Maxine J. Slykhuis
Printed/Stamped Name of Notary
Residing at Des Moines, IA
My Appointment Expires: 08-31-2005



EXHIBIT 1

LEGAL DESCRIPTION

PARCEL "A":

Lot 1 of Short Plat No. 91-081, approved February 18, 1992, recorded February 24, 1992, in Book 10 of Short Plats, page 61, under Auditor's File No. 9202240042, records of Skagit County, Washington, and being a portion of Government Lot 3, Section 4, Township 33 North, Range 4 East, W.M., EXCEPTING from said Lot 1, the most Easterly 250 feet thereof. Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North 180.00 feet, as measured along the East line, of Government Lot 3, Section 4, Township 33 North, Range 4 East, W.M., lying Easterly of Carpenter Creek, EXCEPT the North 30 feet thereof, ALSO EXCEPT the East 250.00 thereof. Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Northerly 200 feet (as measured along the East line), of that portion of the following described property lying Easterly of the centerline of Carpenters Creek: Government Lot 3, EXCEPT that portion of the West 660 feet of said Government Lot 3, lying Westerly of the Francis E. Bacon Road, in Section 4, Township 33 North, Range 4 East, W.M. EXCEPT the North 180 feet thereof; ALSO EXCEPT that portion lying Southerly of the following described line: Beginning at the Southeast corner of said Government Lot 3; Thence North 02°43'19" West 611.96 feet along the East line of said Government Lot 3 to a point that is South 02°43'19" East 724.44 feet from the Northeast corner of said Government Lot 3 and the true point of beginning of this line description; thence South 73°25'28" West 182.18 feet; thence South 78°13'21" West 254.28 feet; thence South 85°40'59" West 136.70 feet; thence South 81°01'24" West 99.48 feet; thence South 72°25'51" West 279.58 feet to the Easterly margin of the Frances E. Bacon Road and the terminus of this line description. EXCEPTING from all of the above, the East 250.00 feet. Situate in the County of Skagit, State of Washington.



**EXHIBIT 2
PERMITTED EXCEPTIONS**

A. Reservations contained in that certain deed dated March 19, 1941, executed by Emil G. Bernhard, Jr., and Mavis Bernhard, his wife, to Robert Nordlund, recorded March 12, 1941, in Volume 182 of Deeds, page 522, under Auditor's File No. 336804, substantially as follows:

"Excepting from said property all mineral rights in connection therewith are reserved to grantor."
(Affects East 300 feet of Government Lot 3)

B. Easement and right-of-way to an existing well; to maintain pump and pipeline in favor of Clayton M. Rud et ux by Easement recorded September 12, 1969, under Auditor's File No. 730994.

C. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

For:	Road and utilities
In Favor Of:	Calvin L. Harrington
Disclosed By:	Order Quieting Title filed December 4, 1989 in SC 88-2-00224-2

D. Notes contained on the face of Short Plat No. 91-081 as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning – Rural Intermediate;
4. Sewage Disposal – Individual septic system;
5. Water – P.U.D. No. 1

E. **CONDITIONS CONTAINED IN DEEDS:**

Recorded: August 25, 1994
Auditor's No.: 9408250058 and 9408250059
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.



F. TERMS AND CONDITIONS OF SPECIAL USE PERMIT FOR TEMPORARY MOBILE HOME:

Recorded: December 5, 1995
Auditor's No.: 9512050034

G. EASEMENT SHOWN ON SHORT PLAT, AS FOLLOWS:

For: Roadway and stream channel maintenance
Affects: North 20 feet of Lot 1, lying West of creek