

When Recorded Return to:
ROBERT J. RUSSELL
MARIE A. RUSSELL
10241 10th Ave. South
Seattle WA 98168



200407270110
Skagit County Auditor

7/27/2004 Page 1 of 3 3:29PM

Chicago Title Company - Island Division
Order No: IMV0338 MKP
IC31619

STATUTORY WARRANTY DEED

THE GRANTOR THE CLAN LIMITED LIABILITY COMPANY

for and in consideration of One Hundred Forty-Five Thousand and 00/100...(\$145,000.00)
DOLLARS

in hand paid, conveys and warrants to

ROBERT J. RUSSELL and MARIE A. RUSSELL, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Lot 86, BIG LAKE WATERFRON TRACTS. See legal
description attached hereto and by reference made a part hereof.

Tax Account No. : 3863-000-090-0100 P62108

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: July 19, 2004

THE CLAN LLC


LANA WEED, Manager Date

STATE OF WASHINGTON
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that LANA WEED to me known to be the MANAGER of THE CLAN LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that she is authorized to execute the said instrument on behalf of said entity.

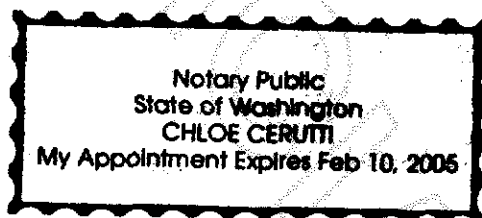
Dated: 7/20/04

Chloe Cerutti
Notary Public in and for the State of Washington
Residing at EDMONDS
My appointment expires: 2/10/05

3897
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 27 2004

Amount Paid \$ 2581.00
Skagit Co. Treasurer
By Man Deputy



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV0338 MKP

Lot 86, FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, pages 12 through 15, records of Skagit County, Washington;

EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded January 15, 1962, under Auditor's File No. 616757, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress and egress and utilities, on, over, across and under Lots 86, 87, 88, 89 and 90 of the First Addition to Big Lake Waterfront Tracts, according to the plat thereof recorded in Volume 4 of Plats, pages 12 through 15, records of Skagit County, Washington;

Said easement is 20 feet in width, lying 10 feet on each side of the following described easement centerline:

Beginning at the point of intersection of the centerline of that County road known as West Big Lake Boulevard, with the South line of Lot 90, which point bears North 43°16'23" East a distance of 16.89 feet from the Southwest corner of said Lot 90; Thence North 25°21'30" West along the centerline of said County road, a distance of 87.81 feet to the P.T. of a 4" curve to the left, having a central angle of 14°24' and an arc length of 360 feet, and which point (P.T. of said curve) is the true point of beginning of the easement centerline;

Thence along the following easement centerline courses and distances; North 27°02'20" East 62.29 feet; North 02°21'20" West 115 feet; North 07°46'40" East 185.69 feet; North 04°26'10" West 71.99 feet; North 42°17'10" West 60.27 feet; South 89°51'30" West 53.56 feet; South 67°52'40" West 74.13 feet; and South 41°45'19" West a distance of 147.76 feet to a point on the centerline of said County road, which point is the true point of ending of the easement centerline, and which point bears North 39°45'30" West a distance of 38.80 feet from the P.C. of said 4" curve;

Thence North 39°45'30" West along the centerline of said County road a distance of 27.29 feet to a point on the North line of Lot 86, which point bears North 43°16'23" East a distance of 144.86 feet from the Northwest corner of said Lot 86;

EXCEPT portion of said easement lying within the above described main tract.

Situated in Skagit County, Washington.



200407270110
Skagit County Auditor