

AFTER RECORDING MAIL TO:

Mr. Richard B. Stackhouse

2310 Whitney  
Sumner, CA.  
93067



200501070122

Skagit County Auditor

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B83263

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B83263E

Lots 1 and 2, Block 1, "CALHOUN ADDITION TO THE TOWN OF LACONNER" and  
Tract 5, Plate 18, "LACONNER TIDE/SHORELANDS" and Section 36, Township 34, Range 2; Ptn.  
Gov. Lots 2 and 3

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4129-018-005-0005, P74453, 4124-001-002-0009, P74106, 4129-018-005-0104, P74454

THE GRANTOR Lois Coonc, as her separate estate, and Kirby W. Johnson and Pamela A. Johnson, husband and wife, d/b/a Market Place Enterprises as to Parcels 'A', 'B' and 'C' AND Pamela Johnson, subject to the presumptive community interest of her spouse, if any, and Lois Coonc, as her separate estate, as to Parcel 'D' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of a I.R.S. 1031 tax deferred exchange in hand paid, conveys and warrants to Richard B. Stackhouse, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "B"

Dated January 2, 2005

*Lois K. Coonc*

Lois K. Coonc

*Kirby W. Johnson*

Kirby W. Johnson

*Pamela A. Johnson*

Pamela A. Johnson

*Pamela A. Johnson*

Market Place Enterprises

110  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 07 2005

STATE OF  
COUNTY OF

Washington

Skagit

Amount Paid \$ 25,810.00

Skagit Co. Treasurer

By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Lois K. Coonc, Kirby W. Johnson and Pamela A. Johnson, the persons 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.

Date:

1-6-05

*Sandra D. Olson*

Notary Public in and for the State of

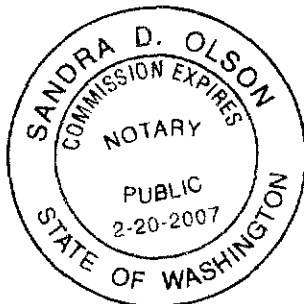
Washington

Residing at

Burlington

My appointment expires:

2-20-07



## EXHIBIT A

Parcel "A":

Lots 1 and 2, Block 1, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, pages 14, records of Skagit County, Washington.

Parcel "B":

Tract 5, Second Corrected Supplement to: "Plate No. 18, Tide and Shorelands of Section 36, Township 34 North, Range 2 East, W.M., LaConner Harbor", according to the official map thereof on file in the State Land Commissioner's Office at Olympia, Washington.

Parcel "C":

All harbor area lying in front of Tract 5, "Corrected Plate 18, LaConner Tide Lands", bounded by the inner and outer harbor lines, and the sidelines of Tract 5 produced across the harbor area to the outer harbor line, as shown on the official maps of LaConner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Parcel "D":

That portion, if any, of Government Lots 2 and 3 of Section 36, Township 34 North, Range 2 East, W.M., lying between the Northerly line of Block 1 of the "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY, 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington and the Southerly line of Block 1 of "CALHOUN'S ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington and being bounded on the Westerly side by the Easterly line of Plate No. 18 of the "CORRECTED SUPPLEMENT TO PLATE NO. 18, LACONNER TIDE LANDS", as per map thereof filed in the Office of the Commissioner of Public Lands at Olympia, Washington and being bounded on the Easterly side by the Westerly line of First Street and the Westerly line of First Street produced as said Street is shown on the face of said plats of "CALHOUN ADDITION TO THE TOWN OF LACONNER" and "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY, 1872", EXCEPT a portion thereof lying within the as built and existing First Street.



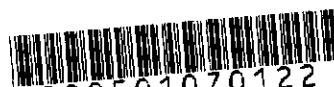
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EXHIBIT "B"

**Exceptions:**

- A. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
- B. The right, title or interest of the Swinomish Tribal Community and/or the United States of America, as Trustee for the Swinomish Tribal Community, based upon the claim that the subject property, or any part thereof, lies within the boundaries of the Swinomish Indian Reservation.
- C. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
- D. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.
- E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.



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