

AFTER RECORDING MAIL TO:
Mr. and Mrs. Dick Vanderkooy



200501180146
Skagit County Auditor

1/18/2005 Page 1 of 3 2:09PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83563

FIRST AMERICAN TITLE CO.
Statutory Warranty Deed 83563E

Grantor(s): James E. Axelson and Jane G. Hayton-Riebold
Grantee(s): Dick Vanderkooy and Olga Vanderkooy
Assessor's Tax Parcel Number(s): P15621, P15359, P15355, 330310-0-007-0009, 330303-4-004-0003, 330303-4-002-0005

THE GRANTOR James E. Axelson, as a separate estate and Jane G. Hayton-Riebold, who took title as Jane G. Hayton, as a separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dick Vanderkooy and Olga Vanderkooy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The East 330 feet of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 33 North, Range 3, W.M.; EXCEPT the North 5 feet for ditch right-of-way.

TOGETHER WITH the East 330 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 33 North, Range 3 East, W.M.; EXCEPT the North 10 feet for ditch right-of-way.

AND TOGETHER WITH the East 330 feet of the East 1/2 of Lot 3, Section 10, Township 33 North, Range 3 East, W.M., EXCEPT County road and dike right-of-way.

Subject to paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. 83563 attached thereto and made a part hereof by this reference.

Dated: January 6, 2005

James E. Axelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

248

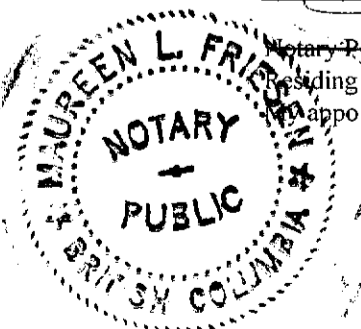
JAN 18 2005

Jane G. Hayton-Riebold Amount Paid \$2029.23
By Skagit Co. Treasurer Deputy

PROVINCE
STATE OF BRITISH COLUMBIA CANADA }
COUNTY OF WESTMINSTER } SS:

I certify that I know or have satisfactory evidence that James E. Axelson and Jane G. Hayton-Riebold, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: JAN 11, 2005



Notary Public in and for the State of
Residing at _____
The Commission of a Notary Public in British Columbia
has no set date of expiration but is held during the
pleasure of the Lieut. Governor of the Province

A Notary Public in and for the Province
of British Columbia

AFTER RECORDING MAIL TO:
Mr. and Mrs. Dick Vanderkooy

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Escrow Number: 83563

Statutory Warranty Deed

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Subject to paragraphs A thru C of Schedule B-I of First American Title Company's preliminary commitment no. 83563 attached thereto and made a part hereof by this reference.

Dated: January 6, 2005

James E. Axelson

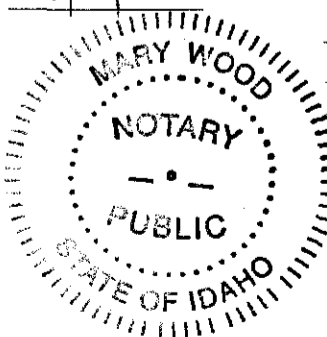
Jane Hayton-Riebold
Jane G. Hayton-Riebold

STATE OF Idaho
COUNTY OF Latah } SS:

I certify that I know or have satisfactory evidence that ~~James E. Axelson~~ and Jane G. Hayton-Riebold, 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: 1/11/05

Mary Wood



Notary Public in and for the State of Idaho
Residing at Moscow, Idaho
My appointment expires: 10/31/06



Schedule "B-1"

Exceptions:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. 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.)

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.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200412060185
Document Title: Lot Certification



200501180146
Skagit County Auditor