

RETURN TO:

JAMES E. GASCOIGNE
12874 S. FRONT STREET
CLEAR LAKE, WA 98235



200501280083
Skagit County Auditor

1/28/2005 Page 1 of 1 4:11:48AM

LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Reference # (if applicable) N/A

Grantor(s): STANLEY KOSICK
Additional on Page: RACHEL KOSICK

Grantee(s): JAMES E. GASCOIGNE
Additional on Page: _____

Abbreviated Legal Description: LOT 10 & PTN. OF LOT 11,
Additional on Page: BLOCK 3, CLEAR LAKE

Assessor's Tax Parcel ID# 4138-003-010-0000

THE GRANTOR STANLEY KOSICK AND RACHEL KOSICK, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to JAMES E. GASCOIGNE, AN UNMARRIED MAN

the following described real estate, situated in the County of SKAGIT State of Washington:
SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.
SUBJECT TO: HEREIN ATTACHED AND INCORPORATED AS EXHIBIT "B"

414
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2005

Amount Paid \$ 3479.20
Skagit Co. Treasurer
By [Signature] Deputy

Dated: 1/26/05

[Signature]
STANLEY KOSICK

[Signature]
RACHEL KOSICK

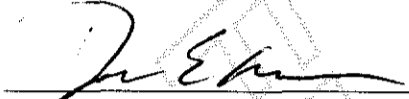
NOTARY PAGE

STATE OF WASHINGTON }
County of SNOWBUSH KING } ss.

I hereby certify that I know or have satisfactory evidence that STANLEY KOSICK AND RACHEL KOSICK

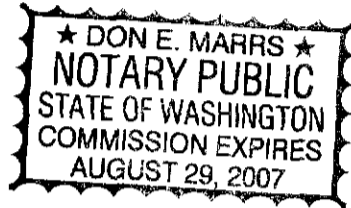
is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 26, 2005


Notary Public in and for the State of Washington

DON E. MARRS
Printed Name

Residing at SEATTLE
My appointment expires 8/29/07



STATE OF WASHINGTON }
County of _____ } ss.

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name
Residing at _____
My appointment expires _____



200501280083
Skagit County Auditor

SCHEDULE "A"

Lot 10, Block 3, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

TOGETHER WITH that portion of the former Burlington Northern Railroad right-of-way adjoining said premises in Section 1, Township 34 North, Range 4 East, W.M., as conveyed by deed recorded April 4, 1989, under Auditor's File No. 8904040009, records of Skagit County, Washington, and as confirmed by Judgment and Decree filed in Skagit County Superior Court Cause No. 93-2-00255-9, and entered May 19, 1993, which lies between the Easterly extension of the North and South lines of Lot 10, Block 3, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington;

AND TOGETHER WITH Lot 11, Block 3, of the "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington;

AND TOGETHER WITH that portion of the 100 foot wide Burlington Northern Railroad Company (formerly Northern Pacific Railroad Company) right-of-way adjoining the East line of said Lot 11 described in deed recorded under Auditor's File No. 8904040009, records of Skagit County, Washington;

EXCEPT any portion of the above described premises lying North of the following described line:

Beginning at the Southwest corner of said Lot 11;
thence North $19^{\circ}02'58''$ East, along the West line of Lot 11, a distance of 59.13 feet to the initial point of this line description; thence South $86^{\circ}22'36''$ East, a distance of 140.39 feet to the East line of the Burlington Northern Railroad Company right-of-way and the terminal point of this line description.

Situate in the County of Skagit, State of Washington.



200501280083
Skagit County Auditor

EXHIBIT "B"

SUBJECT TO:

AN EASEMENT RESERVED BY CLEAR LAKE LUMBER CO., IN DEED TO WM. CHOLSKI, DATED MARCH 1, 1923, AND RECORDED MARCH 12, 1923, IN VOLUME 128 OF DEEDS, PAGE 531, AS FOLLOWS:

"THE GRANTORS RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY THE RIGHT AND EASEMENT TO LAY AND MAINTAIN OVER AND ACROSS SAID PROPERTY WATER PIPES OR MAINS, WITH THE RIGHT TO KEEP THE SAME IN REPAIR AND FOR THAT PURPOSE SHALL HAVE THE RIGHT TO ENTER ONTO SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF REPAIRING AND KEEPING SAID PIPE IN REPAIR." (AFFECTS LOT 10)

RESERVATION OF MINERALS AS RESERVED IN DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY RECORDED JANUARY 19, 1989, UNDER AUDITOR'S FILE NO. 8901190076, AND AS CONFIRMED IN JUDGMENT AND DECREE FILED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 93-2-00255-9 AND ENTERED MAY 19, 1993. (AFFECTS FORMER RAILROAD RIGHT-OF WAY)

TERMS AND CONDITIONS OF VARIANCE TO CREATE TWO NEW LOTS:

RECORDED: APRIL 23, 1999
AUDITOR'S NO.: 9904230053

CONDITIONS CONTAINED IN DEED:

RECORDED: JULY 19, 2000
AUDITOR'S NO.: 200007190027
AFFECTS: PORTION OF LOT 11 DESCRIBED HEREIN 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 PURPOSE OF CREATING AN ADDITIONAL BUILDING LOT.



200501280083
Skagit County Auditor