



200504060101

Skagit County Auditor

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After Recording Return to:

Langabeer, Tull & Lee, P.S.
P.O. Box 1678
Bellingham, WA 98227

LAND TITLE OF SKAGIT COUNTY

SPECIAL WARRANTY DEED

Grantor: C. ROGER SAHLIN, TRUSTEE OF THE CARL V. SAHLIN TESTAMENTARY TRUST

Grantees: KAREN A. BUCHAN, a married person as to her separate property
C. ROGER SAHLIN, a married person as to his separate property

Legal Description (Abbreviated): Ptn. NW ¼ SW ¼ §15, Twp. 34 N., R. 2 E.W.M.
and
Ptn. Gov. Lot 1, §6, Twp. 34 N., R. 2 E.W.M.
For Full Legals, See Pages 3 and 4

Assessor's Tax Parcel ID#s: 340215-3-001-0004 and 340216-0-001-0017

Reference Number of Related Document(s): 200504060100

C. ROGER SAHLIN, TRUSTEE OF THE CARL V. SAHLIN TESTAMENTARY TRUST (Grantor), is the duly qualified and acting sole Trustee of said Trust, under the terms of Carl V. Sahlin's Last Will and Testament.

Grantor C. ROGER SAHLIN, as Trustee of THE TESTAMENTARY TRUST OF CARL V. SAHLIN, in distribution of the assets of said Trust, hereby conveys to KAREN A. BUCHAN (a married person as to her separate property) and C. ROGER SAHLIN (a married person as his separate property), each an undivided one-half (1/2) share of the Trust's one-tenth (1/10th) undivided interest in those real properties located in Skagit County, Washington, and legally described on the attached Exhibit A. This transfer is made in consideration of distribution of the trust assets, and in accordance with the Trustee's statutory powers, and the Trustee has received no monetary consideration from the Grantee for this transfer.

Grantor, expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other

SPECIAL WARRANTY DEED
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Dated this 13th day of October, 2004.

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EXHIBIT A

Parcel A: Account No. 340215-3-001-0004; R20357

The Northwest quarter of the Southwest quarter of Section 15, Township 34 North, Range 02 East of the Willamette Meridian, situate in Skagit County, Washington,

EXCEPT the following described property;

Beginning at the Southwest corner of Section 15, Township 34 North, Range 2 East, of the Willamette Meridian;

thence North $3^{\circ}09'00''$ east along the west line of the Southwest quarter of the Southwest quarter of said section 15, a distance of 1321.06 feet to the northwest corner of said Southwest quarter of the Southwest;

thence north $29^{\circ}43'00''$ east along the centerline of that county road known as Snee-Oosh Road No. 353, a distance of 900.44 feet to the true point of beginning of this description;

thence north $29^{\circ}43'00''$ east along the centerline of said county road, distance of 219.58 feet;

thence north $63^{\circ}42'00''$ west a distance of 160.19 feet to a point on the line of ordinary high tide;

thence south $24^{\circ}33'00''$ west along said line of ordinary high tide, a distance of 285.00 feet;

thence south $89^{\circ}12'00''$ east a distance of 718.17 feet to the true point of beginning of this description, as conveyed to G.R. Larson and Dorothy B. Larson, husband and wife, by Warranty Deed recorded, January 18, 1968 under Auditor's File No. 709148, records of Skagit County, Washington,

ALSO EXCEPT any portion thereof lying within the county road now known as Snee-Oosh Road.

Situated in Skagit County, Washington



EXHIBIT A, CONTINUED

Parcel B: Account No. 340216-0-001-0017; R20360

Government Lot 1, Section 16, Township 34 North, Range 2 East, of the Willamette Meridian; Situate in Skagit County; Washington;

EXCEPT the following described property:

Beginning at the southwest corner of Section 15, Township 34 North, Range 2 East, of The Willamette Meridian;
thence north 3°09'00" east along the west line of the Southwest quarter of the Southwest quarter of said section 15, a distance of 1321.06 feet to the northwest corner of said Southwest quarter of the Southwest quarter of said Section 15, a distance of 1321.06 feet to the northwest corner of said Southwest quarter of the Southwest quarter;
thence north 29°43'00" east along the centerline of that county Road known as Snee-Oosh Road No. 353, a distance of 900.44 feet to the true point beginning of this description;
thence north 29°43'00" east along the centerline of said county road, a distance of 219.28 feet;
thence north 89°12'00" west a distance of 564.83 feet;
thence north 63°42'00" west a distance of 160.19 feet; to a point on the line of ordinary high tide;
thence south 24°33'00" west along said line of ordinary high tide, a distance of 285.00 feet;
thence south 89°12'00" east a distance of 718.17 feet to the true point of beginning of this description, as conveyed to G.R. Larson and Dorothy B. Larson, husband and wife, by Warranty Deed recorded January 18, 1968 under Auditor's File No. 709148, records of Skagit County, Washington;

ALSO EXCEPT any portion thereof lying within the county road now know as Snee-Oosh Road.

Situated in Skagit County, Washington



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