

AFTER RECORDING MAIL TO:

MMAK, L.L.C.

MIKE SPINK  
1016 S 3rd St  
MTV, WA 98273



200504210149

Skagit County Auditor

4/21/2005 Page

1 of

4 4:15PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84391

### Statutory Warranty Deed

Grantor(s): Noretap, a general partnership

FIRST AMERICAN TITLE CO.

Grantee(s): MMAK, L.L.C.

84391E

Section 11, Township 35, Range 5; ptn. NW ¼ (Parcel 61, Bacus Hill, Survey No. 8910230031)

Assessor's Tax Parcel Number(s): 350511-2-003-0012, P38865, 350511-2-003-0300, P118418

THE GRANTOR Noretap, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MMAK, L.L.C. the following described real estate, situated in the County of Skagit, State of Washington.

The East ¼ of the Southwest ¼ of the Northwest ¼ of Section 11, Township 35 North, Range 5 East, W.M.; EXCEPT mineral reservations, as reserved in instrument recorded under Auditor's File No. 8810110042; and TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, as created in instrument recorded under Auditor's File Nos. 8902210090 and 8910230016, records of Skagit County, Washington. (Also known as Tract 61)

Subject to Paragraphs A thru F of Schedule B-1 of First American Title Company's preliminary commitment no. 84391 attached hereto and made a part hereof by this reference.

Dated April 13, 2005

Noretap. A general partnership

By: Ronald G. Schultz Sr., GP

By: Peter J. Poeschel, GP

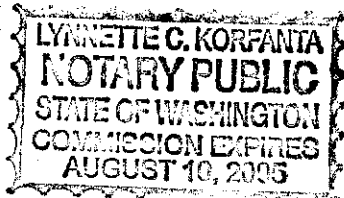
State of Washington

County of Snohomish

SS:

I certify that I know or have satisfactory evidence Ronald G. Schultz Sr. and Peter J. Poeschel are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and are the General Partners of Noretap, a general partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 4-21-05



Notary Public in and for the State of Washington

Residing at Arlington

My appointment expires 8-10-05

#1870

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 21 2005

Amount Paid \$ 2670.00  
By Skagit Co. Treasurer  
Deputy

LPB-10

**Schedule "B-1"**

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN INSTRUMENT**

Executed by: Skagit County  
Recorded: February 24, 1953  
Auditor's No.: 359932  
As Follows: Reserving all roads and railroad grades, if any.  
Affects: The subject property and other property

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1986  
Recorded: November 18, 1986  
Auditor's No.: 8611180010  
Purpose: Right to enter said premises to operate, maintain, repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Location: Various strips of land

**C. RESERVATION CONTAINED IN INSTRUMENT**

Executed by: Noretap, a general partnership  
Recorded: October 11, 1988  
Auditor's No.: 8810110042  
As Follows:

"Reserves to itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property legally described on the attached Exhibit "A", pages 1 through 9."

"TOGETHER WITH the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical or other methods), drilling for, mining, extracting and removing the same; provided however that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon."

**D. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Dated: February 17, 1989  
Recorded: February 21, 1989  
Auditor's No.: 8902210090  
Executed By: Noretap, a Washington general partnership, consisting of Peter J. Poeschel and Ronald Schultz

Said Easement was modified and partially re-recorded under Auditor's File No. 8910230016.



200504210149

Skagit County Auditor

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1986  
Recorded: November 18, 1986  
Auditor's No.: 8611180008  
Purpose: Electric transmission and/or distribution lines  
Area affected: Various 15 foot strips

F. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Puget Sound Power & Light  
Recorded: November 11, 1986  
Auditor's No.: 8611180012  
As Follows:

Puget Sound Power & Light Company, herein expressly reserves to itself and its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil including all geothermal heat, steam or waters and the associated minerals therein, together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for, extracting and removing the same.

(Affects Parcels 4-6, 13-16, 53-54, 57-62)



200504210149

Skagit County Auditor

4/21/2005 Page

3 of

4 4:15PM

**Schedule "C"**  
**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 5 East, W.M.; EXCEPT mineral reservations, as reserved in instrument recorded under Auditor's File No. 8810110042; and TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, as created in instrument recorded under Auditor's File Nos. 8902210090 and 8910230016, records of Skagit County, Washington. (Also known as Tract 61)



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4/21/2005 Page 4 of 4 4:15PM