

AFTER RECORDING MAIL TO:

Mr. and Mrs. Luther Wilson
632 Cain Lake Road
Sedro Woolley, WA 98284



200504290186

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116106-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ron Rennebohm and Darla Rennebohm

Grantee(s): LDW Investments, LLC

Abbreviated Legal: Tr. A & ptn of B, MV SP 3-84 in SE ¼ of NW ¼, 19-34-4 E W.M.

Assessor's Tax Parcel Number(s): 340419-0-074-0006, P26398

THE GRANTOR RON RENNEBOHM and DARLA RENNEBOHM, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **LDW INVESTMENTS, LLC, a Washington limited liability company** the following described real estate, situated in the County of **Skagit**, State of Washington.

PARCEL "A":

Tract "A" of Short Plat No. MV-3-84, as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 19, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract "B" of Short Plat No. MV-3-84 as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest ¼ of the Southeast ¼ of the Northwest ¼ of said Section 19;
thence North 88°21'00" East along the South line of said subdivision, a distance of 179.67 feet;
thence North 1°15'00" East a distance of 160.00 feet to a point on the South line of Tract "A" of said Short Plat No. MV-3-84;
thence North 88°45'00" West along the South line of said Tract "A", a distance of 10.00 feet to the Southwest corner of said Tract "A" and the true point of beginning of this property description;
thence continuing North 88°45'00" West along the Westerly projection of the South line of said Tract "A", a distance of 58.91 feet;
thence North 1°15'00" East parallel to the West line of said Tract "A", a distance of 51.71 feet;
thence North 88°45'00" West, a distance of 91.97 feet to a point which lies 20.00 feet at right angles from the West line of Tract "B" of said Short Plat No. MV-3-84;
thence North 0°52'35" East along a line parallel with and 20.00 feet Easterly of when measured at right angles to said West line of Tract "B", a distance of 118.16 feet;
thence South 88°45'00" East, a distance of 151.65 feet to a point on the most Westerly line of said Tract "A";
thence South 1°15'00" West along the most Westerly line of said Tract "A", a distance of 169.87 feet to the true point of beginning of this property description.

The above described tract being also known as Parcel 1 of that certain survey recorded September 9, 1990, under Auditor's File No. 9009050001 in Volume 10 of Surveys, page 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

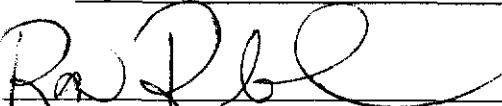
That portion of Tract "B" of Short Plat No. MV-3-84 as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest ¼ of the Southeast ¼ of the Northwest ¼ of said Section 19;
thence North 0°52'35" East along the West line of said Tract "B" of said Short Plat No. MV-3-84, a distance of 220.80 feet to the true point of beginning of this property description;
thence continuing North 0°52'35" East along the West line of said Tract "B", a distance of 118.16 feet;
thence South 88°45'00" East, a distance of 20.00 feet to the Northwest corner of Parcel 1 of Tract "B" of that Record of Survey as recorded on September 5, 1990, in Volume 10 of Surveys, page 91, under Auditor's File No. 9009050001;
thence South 0°52'35" West along the West line of said Parcel 1 of Tract "B", a distance of 118.16 feet;
thence North 88°45'00" West, a distance of 20.00 feet to the true point of beginning of this property description.

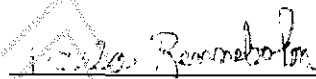
Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated April 28, 2005



Ron Rennebohm

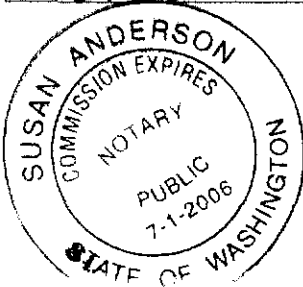



Darla Rennebohm

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ron Rennebohm and Darla Rennebohm** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-29-05





Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 7-1-06

2086
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2005

Amount Paid \$ 15,788.60
By hp Skagit Co. Treasurer Deputy



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Schedule "B-1"

116106-PE

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission lines
In Favor Of: Puget Sound Power & Light Company
Recorded: December 15, 1980
Auditor's No.: 8012150029
Affects: A 5 foot wide strip of land being 2 ½ feet in width on each side of the following described line:

Beginning at a point that is 319.18 feet North of the Southwest corner of the Southeast ¼ of the Northwest ¼, Section 19, Township 34 North, Range 4 East, W.M.; thence North 88°21'00" East a distance of 130 feet; thence North 0°52'35" East a distance of 189.55 feet to a point on the South right of way line of the State Highway; thence Northwesterly along said highway a distance of 2 ½ feet to the true point of beginning of this line; thence Southwest approximately 230 feet to the West line of the Southeast ¼ of the Northwest ¼ and the terminus of said line.

B. CONDITIONS AND THE TERMS AND CONDITIONS THEREOF:

Dated: December 28, 1990
Recorded: February 11, 1991
Auditor's No.: 9102110077
As Follows: "The above-described property will be combined or aggregated with contiguous property owned by the grantee, and will not constitute a separate building lot."

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose: Sanitary sewage and drainage facilities
Area Affected: Parcel "C"
Dated: Not disclosed
Recorded: June 24, 1993
Auditor's No.: 9306240055



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