

AFTER RECORDING MAIL TO:
Mr. and Mrs. Danny E. Holcomb
5088 Chuckanut Drive
Bow, WA 98232



7/15/2005 Page 1 of 3 3:48PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84916

FIRST AMERICAN TITLE CO.

A84916-1

Statutory Warranty Deed

Grantor(s): Ryan E. Nelson
Grantee(s): Danny E. Holcomb and Cynthia Lee Holcomb
Assessor's Tax Parcel Number(s): 360333-1-001-0003, P48595, 360333-1-003-0001, P48597

THE GRANTOR Ryan E. Nelson, an unmarried man, whose only wife was Leslie K. Nelson since January 19, 1996, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Danny E. Holcomb and Cynthia Lee Holcomb, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

The Northeast ¼ of the Northeast ¼ of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT Chuckanut Drive and ditch rights-of-way, AND EXCEPT the following described tracts:

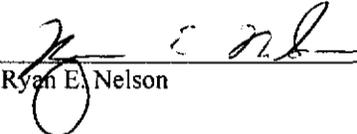
1. A strip of land 16 feet wide off the North side and along the full length of the North boundary line and a strip of land 10 feet wide off the South side and along the entire length of the South boundary line of the Northeast ¼ of the Northeast ¼, appropriated by decree dated August 29, 1910, in action of Drainage District No. 18 vs. Owners in Cause No. 5958 of the Superior Court of Skagit County, Washington.
2. A strip of land 60 feet in width lying adjacent to and West of the County Road along the East line of the Northeast ¼ of the Northeast ¼, appropriated by decree dated October 18, 1911, in action of Bellingham and Skagit Railway Company vs. Gilbert Engbretson and wife, in Cause No. 6311, of the Superior Court of Skagit County, Washington.

Parcel "B":

The North 1/2 of the Northwest ¼ of the Northeast ¼, of Section 33, Township 36 North, Range 3 East, W.M.; EXCEPT a strip of land 8 feet wide off the North line thereof, the West 8 feet of the North 340 feet thereof and the West 10 feet South of the North 340 feet thereof, all as appropriated for Drainage District No. 18 by Decree dated August 29, 1910 in Skagit County Cause No. 5958; ALSO EXCEPT additional ditch rights-of-way, if any.

SUBJECT TO: Easements, restrictions or other exceptions set forth on Exhibit A attached hereto.

Dated: July 1, 2005


Ryan E. Nelson

3767
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 15 2005

Amount Paid \$ 6822.40
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Ryan E. Nelson, 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: 7-6-05

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at FERNDALE
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007



EXHIBIT A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Clifford R. Poldervart
And: Einer C. Knutzen
Dated: June 9, 1979
Recorded: August 14, 1979
Auditor's No.: 7908140032
Regarding: The location of the North ¼ corner

B. Easement, if any, in favor of Drainage District No. 18 as disclosed by easement recorded against adjoining property by document recorded November 10, 1950 as Auditor's File No. 453309 (242 Deeds 128)

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ryan Nelson
And: Skagit County Health Department
Dated: April 15, 2005
Recorded: April 18, 2005
Auditor's No.: 200504180238
Regarding: Perpetual maintenance and monitoring aerobic treatment unit (ATU)



200507150236
Skagit County Auditor