

**AFTER RECORDING MAIL TO:**  
Shane E Thoe  
7797 Thomas Rd  
Bow WA 98232



200509260013  
Skagit County Auditor

9/28/2005 Page 1 of 2 9:07AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 118124-K

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

**Grantor(s):** Karen J. Hasselberg  
**Grantee(s):** Shane E Thoe and Lisa R Thoe  
**Abbreviated Legal:** Ptn SW ¼ of SE ¼, 22-36-3 E W.M.  
**Assessor's Tax Parcel Number(s):** P48082/360322-4-003-0008

THE GRANTOR Karen J. Hasselberg, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, which is paid by a Qualified Intermediary as part of a 1031 deferred exchange, in hand paid, conveys and warrants to Shane E. Thoe and Lisa R Thoe, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southwest ¼ of the Southeast ¼ of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest ¼ of the Southeast ¼ (center of Section 22);  
thence South 89°34'13" East, 1,331.33 feet along the North line of said Northwest ¼ of the Southeast ¼ to the Northeast corner thereof;  
thence South 0°35'25" East, 1,307.05 feet along the East line of said Northwest ¼ of the Southeast ¼ to the Southeast corner thereof;  
thence continue South 0°35'25" East along the East line of the Southwest ¼ of the Southeast ¼, 237.80 feet to the true point of beginning;  
thence continue along said East line South 0°35'25" East, 1,069.26 feet to the Southeast corner thereof, also being the Southeast corner of Lot 2, Skagit County Short Plat No. 97-0069, recorded under Skagit County Auditor's File No. 200002040101;  
thence North 45°36'36" West, along a line running from the Southeast corner of said Southwest ¼ of the Southeast ¼ to the Northwest corner of said Southwest ¼ of the Southeast ¼, also being the Northeasterly line of said Lot 2, 1,097.44 feet;  
thence North 13°13'24" West, 297.76 feet;  
thence North 50°59'03" West, 185.93 feet;  
thence North 45°36'24" East, 60.40 feet;  
thence South 50°59'03" East, 222.57 feet to a point bearing North 89°26'15" West from the true point of beginning;  
thence South 89°26'15" East, 769.73 feet, more or less, to the true point of beginning.

SUBJECT TO and TOGETHER WITH that certain 60.00 foot easement for ingress, egress and utilities over, under and across a portion of the Northwest ¼ of the Southeast ¼ and a portion of the Northeast ¼ of the Southwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., recorded under Skagit County Auditor's File No. 9809020069, said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Beginning at the Southwest corner of the Southeast ¼ of said Section 22 (South ¼ corner);  
thence North 0°25'37" West 1,303.90 feet along the West line of said Southeast ¼ of the Southwest ¼ to the Southwest corner of said Northwest ¼ of the Southeast ¼ of Section 22;  
thence North 45°36'24" East 248.72 feet to a point hereafter referred to as Point "X" to the true point of beginning of said centerline on a line from said Southwest corner of the Northwest ¼ of the Southeast ¼ to the Northeast corner of said Northwest ¼ of the Southeast ¼;  
thence North 19°09'39" West 8.36 feet;  
thence North 29°22'51" West 213.33 feet;  
thence North 40°28'05" West 218.24 feet;  
thence North 34°00'24" West 232.82 feet;

thence North 56°13'26" West 70.68 feet;  
thence North 73°49'42" West 267.96 feet;  
thence North 61°15'34" West 48.63 feet;  
thence North 27°37'35" West 41 feet, more or less, to the Southeasterly line of that certain parcel described in Quit Claim Deed to David Allan, recorded under Skagit County Auditor's File No. 9702050058 and being the terminus of said centerline.

AND ALSO TOGETHER WITH a 60.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of the Northwest ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ of said Section 22, Township 36 North, Range 3 East, W.M., being 30.00 feet right and 30.00 feet left of the following described centerline:

Beginning at the aforementioned Point "X";  
thence South 26°31'01" East, 167.10 feet;  
thence South 37°49'33" East 173.45 feet;  
thence South 50°59'03" East, 300.00 feet, being the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 118124-PA.

Dated 20 K2-11  
September 28, 2005

Karen J. Hasselberg  
Karen J. Hasselberg

5323  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

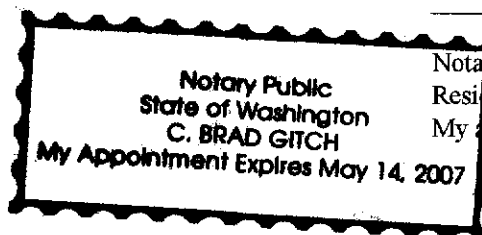
SEP 26 2005

Amount Paid \$ 3387.-  
By LP Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Karen J. Hasselberg  
the person(s) 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.

Dated: 9/20/05



[Signature]  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 5/14/07



200509260013  
Skagit County Auditor