

**AFTER RECORDING MAIL TO:**  
**Mr. Scott K. Babbitt, Manager**  
**1615 Buck Way #A**  
**Mount Vernon, WA 98273**



200510140177  
Skagit County Auditor

10/14/2005 Page 1 of 2 12:09PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 118406-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

**Grantor(s): R. Jim Poland and Anna Poland**  
**Grantee(s): Babbitt Properties, L.L.C.**  
**Abbreviated Legal: ptn Gov. Lot 7, 30-35-5 E W.M.**  
**Assessor's Tax Parcel Number(s): 350530-0-029-0203, P40397**

THE GRANTOR R. Jim Poland and Anna Poland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BABBITT PROPERTIES, L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the East 80 feet of the West 320 feet of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., lying Northerly of South Skagit Highway No. 360 as conveyed to Skagit County by deed dated August 20, 1948, recorded March 18, 1949, under Auditor's File No. 429114,

EXCEPT that portion lying within the boundaries of the former Puget Sound and Cascade Railway Company right of way conveyed to said company by deed dated July 27, 1912, recorded July 29, 1912, under Auditor's File No. 93312 in Volume 90 of Deeds, page 350, subsequently conveyed by said company to Skagit County by Deed dated July 31, 1946, recorded October 27, 1947, under Auditor's File No. 410435,

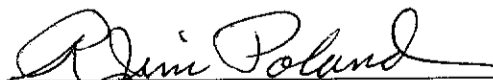
ALSO EXCEPT that portion, if any, lying within the boundaries of the following described tract:


Beginning at the intersection of the West line of Government Lot 7, and the North line of the South Skagit Highway No. 360;  
thence Northeasterly along the North line of South Skagit Highway a distance of 83.01 feet to the true point of beginning of this description;  
thence from said true point of beginning continue Northeasterly along the North line of said South Skagit Highway a distance of 83.01 feet;  
thence North parallel to the West line of said Lot 7 to the Skagit River;  
thence Westerly along the Skagit River to a point that bears North 0°14'43" West from the true point of beginning;  
thence South 0°14'43" East to the true point of beginning.

Including a 1976 PEERL Mobile Home 60 x 14, License No. @80158, title eliminated under Auditor's File No. 200510100006.

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. 118406-SE.

Dated October 5, 2005

  
R. Jim Poland

  
Anna Poland

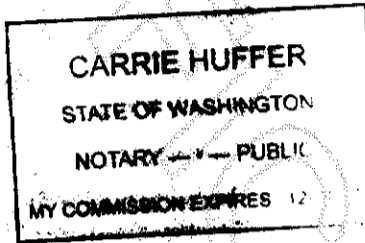
STATE OF Washington }  
COUNTY OF Skagit } SS:

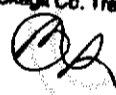
I certify that I know or have satisfactory evidence that **R. Jim Poland and Anna Poland**  
the person(s) who appeared before me, and said person(s) acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: October 6, 2005



Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007



# 5744  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
OCT 14 2005  
Amount Paid \$ 1102.<sup>00</sup>  
By  Deputy  
Skagit Co. Treasurer



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Skagit County Auditor