

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Christopher M. Dahlstrom  
113 East Bare Hill Road  
Harvard, MA 01451



200601100198  
Skagit County Auditor

1/10/2006 Page 1 of 7 3:36PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86991

### Statutory Warranty Deed

Grantor(s): Nils A. Lindberger  
Grantee(s): Christopher M. Dahlstrom and Karin Jo Lagerlund FIRST AMERICAN TITLE CO.

B86991E-2

Section 6, Township 35, Range 4; Ptn. East 1/2 - SW 1/4; and  
Section 7, Township 35, Range 4; Ptn. NW 1/4; Gov. Lot 2; SW 1/4 and SE 1/4; and  
Section 18, Township 35, Range 4; Ptn. NW 1/4 - NE 1/4; NE 1/4 - NW 1/4; and SE 1/4 - NW 1/4  
Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350406-3-002-0001, P35886, 350406-3-003-0000, P35887, 350407-2-001-0003, P35923, 350407-2-003-0001, P35925, 350407-3-001-0001, P35926, 350407-3-002-0000, P35927, 350407-4-002-0008, P35934, 350407-4-004-0006, P35936, 350407-4-005-0005, P35937, 350407-4-007-0003, P35939, 350418-0-008-0007, P36842, 350418-1-005-0008, P36854, 350418-2-001-0000, P36858

THE GRANTOR Nils A. Lindberger, as Trustee under the Living Trust Declaration of Nils Arne Lindberger, dated June 7, 1989 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher M. Dahlstrom and Karin Jo Lagerlund, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to covenants, conditions, restrictions and easements, if any, as per Exhibit "B" attached hereto and made a part hereof

Dated 12/29/05

Nils Arne Lindberger Living Trust Declaration  
Dated June 7, 1989

Nils A. Lindberger, Trustee  
By: Nils A. Lindberger, Trustee

#138  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 10 2006

Amount Paid \$ 3,207.00  
By Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Nils A. Lindberger, 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: \_\_\_\_\_

Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON, }

County of King

} ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Nils A. Lindberger

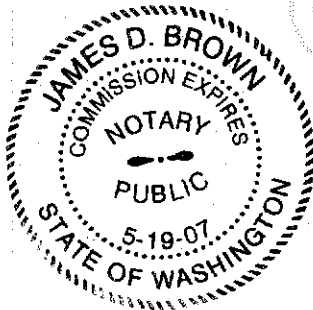
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Trustee

of

The Living Trust Declaration of Nils Arne Lindberger, dated June 7, 1989

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



James D. Brown  
Notary Public in and for the State of Washington,  
residing at King County

My appointment expires 5-19-07

This jurat is page 1 of 2 and is attached to Statutory Warrant dated Jan 04, 2006  
Dead



200601100198

Skagit County Auditor

## EXHIBIT A

An undivided 15% interest in the following properties described as Parcel "A" – "J":

### PARCEL "A":

That portion of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 6, Township 35 North, Range 4 East, W.M., lying Easterly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington; EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the Northwest corner of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ; thence South along the West line of said East  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$  to a point due West of the South edge of the gulch; thence East to the South edge of said gulch; thence Easterly along the South edge of said gulch to the center of the intersecting gulch; thence Easterly along the center of said intersecting gulch to the East line of said East  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$ ; thence North to the Northeast corner of said East  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$ ; thence West to the point of beginning.

### PARCEL "B":

That portion of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., lying Easterly of the East line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington; EXCEPT that portion thereof lying Easterly of the following described line:

Beginning at a point on the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 7, that is 950 feet East of the Southwest corner thereof; thence Northeasterly in a straight line to the Northeast corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the terminus of said line.

### PARCEL "C":

The Southwest  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying Westerly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington.

\*\*continued\*\*



**PARCEL "D":**

Those portions of Government Lot 2 and of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence South  $86^{\circ}20'00''$  East, along the North line of said subdivision 980 feet; thence South  $19^{\circ}07'47''$  West 1352.4 feet, more or less, to a point on the South line of said subdivision South  $86^{\circ}39'00''$  East 550 feet from the Southwest corner thereof; thence North  $86^{\circ}39'00''$  West 550 feet to said Southwest corner; thence West along the South line of said Government Lot 2, to intersect that right-of-way line drawn parallel with and 150 feet Easterly, when measured at right angles, from the LE Line Survey of State Highway Route No. 5 (PSH No. 1), Chuckanut Drive to Alger, according to the plan thereof of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval April 1, 1958; thence Northerly along said right-of-way line, to the North line of said Government Lot; thence East to the point of beginning.

**PARCEL "E":**

That portion of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., lying Westerly of the West line of State Road No. 1 (Old 99), as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251654, in Volume 161 of Deeds, page 227, records of Skagit County, Washington.

**PARCEL "F":**

The North 30 feet of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the 100 foot wide right-of-way for State Road No. 1, as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251654, in Volume 161 of Deeds, page 227, records of Skagit County, Washington; AND ALSO EXCEPT that portion thereof lying within the boundaries of that certain 60 foot wide county road known as the Butler Hill Road No. 6111 (formerly the C.W. Greene Road No. 126).

**PARCEL "G":**

The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the boundaries of the 100 foot wide State Road No. 1, as conveyed to the State of Washington by deed recorded February 15, 1934, in Volume 163 of Deeds, pages 634 and 635, records of Skagit County, Washington.

**PARCEL "H":**

The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the boundaries of State Road No. 1 (now known as the Burlington-Alger Road), as condemned in Skagit County Superior Court Cause Nos. 14548 and 14930, and as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251669, in Volume 161 of Deeds, page 227, records of Skagit County, Washington, AND ALSO EXCEPT the right-of-way of Drainage District No. 14, as condemned in Skagit County Superior Court Cause No. 3604, records of Skagit County, Washington.

**\*\*continued\*\***



**PARCEL "I":**

That portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 35 North, Range 4 East, W.M., lying Easterly of the East line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause Nos. 26636 and 26703; EXCEPT the right-of-way of Drainage District No. 14, as condemned in Skagit County Superior Court Cause No. 3604, records of Skagit County, Washington.

**PARCEL "J":**

That portion of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 35 North, Range 4 East, W.M., lying Westerly of the Samish River and lying Easterly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636; EXCEPT any portion thereof lying within the boundaries of the South 660 feet of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .



EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gary D. Dickman and Jeannie M. Dickman, husband and wife  
Dated: September 22, 1987  
Recorded: September 29, 1987  
Auditor's No.: 8709290013  
Purpose: Ingress and egress  
Area Affected: Portions of Parcels "H", "I" and "J"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Bell Telephone Company  
Dated: March 24, 1987  
Recorded: April 24, 1987  
Auditor's No.: 8704240031  
Purpose: Underground communication lines  
Area Affected: A 10 foot wide portion of Parcels "E", "F", "G" and "H"

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Samish River

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington  
Dated: September 26, 1989  
Recorded: October 11, 1989  
Auditor's No.: 8910110067  
Purpose: Easement for the purpose of cutting selected trees in the State Patrol's antenna microwave signal path together with the right of ingress and egress to and from, and to place personnel, machinery and equipment on said lands to accomplish said purpose, and the right to keep/maintain said path clear of any permanent or temporary improvements or trees which may be of such a height that they would block the line of sight of said microwave signal  
Area Affected: A 50 foot wide strip of land



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Miles Sand and Gravel, Inc.  
Dated: June 6, 2003  
Recorded: February 9, 2004  
Auditor's No.: 200402090004  
Purpose: 200 foot non-exclusive easement for ingress, egress,  
roadway and utilities  
Area Affected: Portion Parcels "H" – "J"

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200306060002.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Concrete Nor'West  
Recorded: April 22, 2003  
Auditor's No.: 200304220008  
Regarding: Order on Special Use Permit SU 99 0132, Shoreline  
Substantial Development SL 99 0130, Critical Areas  
Variance CV 99 0313  
Affects: Parcels "H" – "J"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Concrete Nor'West  
Recorded: May 20, 2003  
Auditor's No.: 200305200114  
Regarding: Order on Additional Requests for Reconsideration  
Affects: Parcels "H" – "J"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200211260104  
Document Title: Notice of Moratorium on Non-Forestry Use of Land  
Affects: Parcels "A" – "D"

Auditor's File No.: 200510120150  
Document Title: Title Notification  
Regarding: Development Activities On or Adjacent to Designated  
Natural Resource Lands  
Affects: Parcels "I" and "J"



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