



200602010094  
Skagit County Auditor

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When Recorded Return to:  
DAVID T. KINGSBURY  
DEBORAH A. SMELTZER  
19603 Landing road  
Mount Vernon, WA 98273

Chicago Title Company - Island Division  
Order No: AE11121 MM

**STATUTORY WARRANTY DEED**

IC37453

THE GRANTOR DANIEL DINGFIELD and BARBARA DINGFIELD, husband and wife

for and in consideration of **One Million Nine Hundred Thousand and 00/100...(\$1,900,000.00) DOLLARS**

in hand paid, conveys and warrants to **DAVID T. KINGSBURY and DEBORAH A. SMELTZER, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington:

PTN GOV'T LOT 3, SE, SEC. 8, T33N, R3EWM

SEE EXHIBIT A WHICH IS HERETO ATTACHED AND MADE A PART HEREOF.

Situated in Skagit County, Washington.

Tax Account No. : 330308-0-005-0005 P15506

603  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Subject to: Restrictions, reservations and easements of record.

FEB 01 2006

Amount Paid \$ 33825.00  
Skagit Co. Treasurer  
By Deputy

Dated: January 6, 2006

DANIEL DINGFIELD

Date

BARBARA DINGFIELD

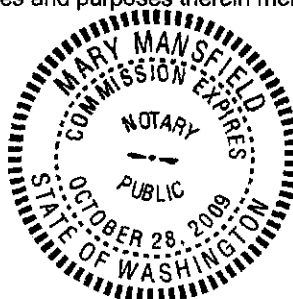
Date

STATE OF WASHINGTON  
COUNTY OF Skagit

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

Dated: 1-26-06

Notary Public in and for the State of Washington  
Residing at  
My appointment expires: 10-28-09



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** AE11121 MM

**PARCEL A:**

The West 440 feet of the East 883 feet of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian;

EXCEPT the East 174 feet of the North 125 feet thereof;

AND EXCEPT that portion of the West 440 feet of the East 883 feet of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian;  
except the East 174 feet of the North 125 feet, described as follows:

Beginning at the North corner of the East line of said subdivision;  
Thence South 01°05'36" West, along said East line, 164.97 feet;  
Thence North 89°04'26" West, 30.00 feet;  
Thence North 01°05'36" East, 164.97 feet;  
Thence South 89°04'26" East, 30.00 feet to the point of beginning;

TOGETHER WITH that portion of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 577.40 feet West of the Northeast corner of said Government Lot 3;  
Thence along the North line of said Government Lot 3, North 89°04'26" West, 39.60 feet;  
Thence South 01°05'36" West, 125.00 feet;  
Thence South 89°04'26" East, 39.60 feet;  
Thence North 01°05'36" East, 125.00 feet to the point of beginning;

EXCEPT that portion of the West 440.00 feet of the East 883.00 feet of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Northeast corner of Government Lot 4 (East Quarter corner) of said Section 8, Township 33 North, Range 3 East of the Willamette Meridian;  
Thence North 89°04'26" West along the North line of said Government Lot 4 for a distance of 1,326.91 feet, more or less, to the Northwest corner of said Government Lot 4, also being the Northeast corner of Government Lot 3, Section 8, Township 33 North, Range 3 East of the Willamette Meridian;  
Thence continue North 89°04'26" West along the North line of said Government Lot 3 for a distance of 443.00 feet, more or less, to the Northeast corner of the West 440.00 feet of the East 883.00 feet of said Government Lot 3;  
Thence South 01°05'36" West along the East line of said West 440.00 feet of the East 883.00 feet for a distance of 289.97 feet to a point shown as a rebar with yellow cap inscribed Bowers 22952 on that certain Record of Survey map recorded October 8, 1998, under Auditor's File No. 9810080013, records of Skagit County, Washington, and being the true point of beginning;  
Thence South 15°01'04" West for a distance of 124.67 feet, more or less, to a point on the West 410.00 feet of the East 883.00 feet of said Government Lot 3;  
Thence South 01°05'36" West along said West line for a distance of 144 feet, more or less, to the shoreline of the North Fork of the Skagit River;  
Thence Easterly along said shoreline for a distance of 30 feet, more or less, to a point on said East line of the West 440.00 feet of the East 883.00 feet of said Government Lot 3 and bearing South 01°05'36" West from the true point of beginning;  
Thence North 01°05'36" East along said East line for a distance of 258 feet, more or less to the true point of beginning.

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**PARCEL B:**

An easement for roadway, utility access, installation, maintenance and repairs over and across the East Half of Section 8, Township 33 North, Range 3 East of the Willamette Meridian, as described in those Easement Agreements recorded February 14, 1996, under Auditor's File Nos. 9602140108, 9602140109 and 9602140110, records of Skagit County, Washington, and further delineated on that Skagit County Survey recorded January 31, 1996, in Volume 18 of Surveys, page 9, under Auditor's File No. 9601310157, records of Skagit County, Washington.

Situated in Skagit County, Washington

