

AFTER RECORDING MAIL TO:
SANDS ENTERPRISES, L.L.C.
2208 VIEW RIDGE DRIVE
BELLINGHAM, WA 98229



200603080101
Skagit County Auditor
3/8/2006 Page 1 of 2 11:38AM

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-84849

LAND TITLE OF SKAGIT COUNTY 119958-P

Statutory Warranty Deed

Grantor(s): GARY E. BOLSTER and JANICE A. BOLSTER
Grantee(s): SANDS ENTERPRISES, L.L.C.
Abbreviated Legal: LOT 2, SINCLAIR ISLE, DIV 1

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4007-000-002 R69383

THE GRANTOR GARY E. BOLSTER and JANICE A. BOLSTER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SANDS ENTERPRISES, L.L.C., A Washington Limited Liability Company the following described real estate, situated in the County of SKAGIT, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION & exceptions

Dated February 27, 2006

Gary E Bolster
GARY E. BOLSTER

Janice A Bolster
JANICE A. BOLSTER

STATE OF WASHINGTON
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that GARY E. BOLSTER and JANICE A. BOLSTER is/are 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: 3-6-06

[Signature]
NOTARY PUBLIC
STATE OF WASHINGTON
[Signature]

1053
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Notary Public in and for the State of WASHINGTON
Residing at 696 Watertrush Lane Belfair WA 98528
My appointment expires: 7-19-2007

MAR 08 2006

Amount Paid \$ 1340.00
Skagit Co. Treasurer
By *[Signature]* Deputy

EXHIBIT A

LOT 2, "SINCLAIR ISLE TRACTS, DIV 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

- A. Conditions and provisions contained in the dedication of the Plat of Sinclair Isle Tracts Division 1, as follows:

"In lieu of dedication of roads hereby reserved forever unto all purchasers of Lots 1 to 24 in this plat a 1/24 (one-twenty fourth) interest in all roads shown as private roads. Also reserves unto all public utilities the right of free ingress and egress on all private road rights of way shown hereon.

The costs of constructing and maintaining all roads, streets and alleys within this Plat and all access roads to this plat shall be the obligation of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the county road system, it is hereafter agreed by said lot owners that the roads involved shall first be built to prevailing county standards and to the County Engineer's approval by said lot owners."

- B. The right, title or interest, if any, implied in law, or the lot owners of Sinclair Isle Tract Division No. 1 in and to the area delineated on said plat as "general Aviation Recreational-Emergency Airstrip."
- C. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- D. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 616552, in Volume 80 of Deeds, page 312, reserving to the grantor all oil, gasses, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands only)

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property as reserved in deed referred to above. (Affects tidelands only)

- E. Question of location of lateral boundaries of second-class tide (or shore) lands
- F. Rights and easements of the public for commerce, navigation recreation and fisheries

