

When Recorded Return to:
B and R Investment LLC,
a Washington limited liability company
2627 Eastlake Avenue East
Seattle WA 98102



200603170137
Skagit County Auditor

3/17/2006 Page 1 of 6 11:52AM

Chicago Title Company - Island Division
Title Order No: IC38120
Order No: BE10561 KM

Statutory Warranty Deed

THE GRANTOR ALLEN C. DOOLITTLE JR., who is married to SANDRA LEE DOOLITTLE a married man as his separate estate and SANDRA LEE DOOLITTLE as to her homestead rights and interests

for and in consideration of Ten Dollars and Other Good and Valuable Consideration and as part of an I. R. C. Section 1031 Tax Deferred Exchange in hand paid, conveys and warrants to

B and R Investment LLC, a Washington limited liability company
Ranch KM

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

For legal description see Exhibit "A" attached hereto and by this reference made a part hereof.

Situated in Skagit County, Washington.

Abbreviated Legal: Ptn. SW, Sec 7, T36N, R5EWM; Ptn. NE, Sec. 13, T36N, R4EWM and Ptn. NW, Sec. 18, T36N, R5EWM

Tax Account No. : P50897, P50905, P50988, P50955, P49250

Subject to: Restrictions, reservations and easements of record as shown under Schedule B-001 of title commitment IC38120 and attached as exhibit "B"; and Skagit County Right to Farm ordinance as more full described on Exhibit "C" attached hereto and by this reference made a part hereof.

Dated: March 9, 2006

#1215
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Allen C Doolittle Jr
ALLEN C. DOOLITTLE JR.

MAR 17 2006
6080
Amount Paid \$
By Skagit Co. Treasurer
Deny

Sandra Lee Doolittle
SANDRA LEE DOOLITTLE, as to her
homestead rights and interests

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ALLEN C. DOOLITTLE JR. and SANDRA LEE DOOLITTLE are 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: March 14, 2006

Kelly K. Miller
Kelly K. Miller
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008

LPB No. 10



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EXHIBIT 'A'

Description:

Order No: BE10561 KM

PARCEL A:

That portion of Government Lot 4 lying East of the East right of way line of State Road and that portion of the Southeast Quarter of the Southwest Quarter lying Westerly of the Westerly line of the Burlington Northern Railway right of way, all in Section 7, Township 36 North, Range 5 East of the Willamette Meridian;

EXCEPT that portion lying Northerly and Easterly of the following described line:

Beginning at the intersection of the Westerly line of said railroad right of way and the center line of Mill Creek;
Thence Northwest along the center line of said creek to the Easterly line of the Samish River;
Thence Northerly along the Easterly line of said river, a distance of 200 feet;
Thence Northwest to a point on the Easterly line of the state road which lies 400 feet Southwesterly of the North line of Government Lot 4 of said Section 7, when measured along the Easterly line of said road, said point being the terminus of this line description.

Situated in Skagit County, Washington

PARCEL B:

Government Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 5 East of the Willamette Meridian;

EXCEPT that portion lying East of the right of way of the Northern Pacific Railway Company as described in instrument recorded Volume 92 of Deeds, page 242, under Auditor's File No. 97075, records of Skagit County, Washington;

AND EXCEPT that portion thereof lying West of the West line of said Northern Pacific Railway Company right of way and South of the following described line:

Beginning at the Northwest corner of Section 18, Township 36 North, Range 5 East of the Willamette Meridian;
Thence South 19°20'44" West, a distance of 765.42 feet to a point on the East line of Secondary State Highway 1A and the true point of beginning of this line description;
Thence South 74°32'46" East, a distance of 1,129.59 feet, more or less, to the West line of said Northern Pacific Railway Company right of way and the terminus of this line description;

AND ALSO EXCEPT road.

Situated in Skagit County, Washington

PARCEL C:

The East Half of the Northeast Quarter of the Northeast Quarter of Section 13, Township 36 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 177637, records of Skagit County, Washington;

AND EXCEPT the following Tracts 1 and 2:



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1. That portion of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 13, lying West of the East right of way line of Secondary State Highway No. 1-A.

2. That portion of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 18, lying Easterly of the East right of way line of Secondary State Highway No. 1-A and South of the following described line:

Beginning at the Northwest corner of Section 18, Township 36 North, Range 5 East of the Willamette Meridian;
Thence South $19^{\circ}20'44''$ West, a distance of 765.42 feet, to a point on the East line of Secondary State Highway 1-A and the true point of beginning of this line description;
Thence South $74^{\circ}32'46''$ East, a distance of 1,129.59 feet, more or less, to the West line of the Northern Pacific Railroad right of way and the terminus of this line description.

Situated in Skagit County, Washington



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EXHIBIT 'B'

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541490, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
For: Pipelines
Affects: Parcels A and B
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 22, 1964
Auditor's No(s): 656163, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcels A and B
3. Exceptions and reservations as contained in instrument;
Recorded: August 3, 1949
Auditor's No.: 434328, records of Skagit County, Washington
Executed By: The Federal Land Bank of Spokane, a corporation
As Follows: Reserving unto the grantor 50% of all minerals, oil and gas, in or under the above described land
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
In favor of: United States of America
For: Right of way
Affects: Parcels A and B
Condemned In: Decree filed July 19, 1956, in the District Court of the United States for the Western District of Washington, Northern Division, Case No. 40 and Declaration of Taking filed August 23, 1946, in Volume 212 of Deeds, page 239, under Auditor's File No. 395262, records of Skagit County, Washington.
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 2, 1976
Auditor's No(s): 829504, records of Skagit County, Washington
In favor of: Samish Drainage District, a municipal corporation
For: Drainage, irrigation, flood control and maintenance purposes
Affects: A strip of land, on each side of the Samish River, from the Bank of the river to a line 25 feet upland from the bank

continued.....



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EXHIBIT 'B' Continued

SCHEDULE B-001

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6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 4, 1978
Auditor's No(s): 892426, records of Skagit County, Washington
For: Ingress and Egress
Affects: A 15 foot strip across said premises
7. Agreement, including the terms and conditions thereof; entered into;
By and Between: Robert M. Dillard and Betty I. Dillard, husband and wife and George R. Koetje
Recorded: January 6, 1982
Auditor's No.: 8201060024, records of Skagit County, Washington
8. Record of Survey, affected subject property. We have made no determination as to its affect on the boundaries of the property.
Recorded: November 2, 1978
Volume: 2
Page: 125
Auditor's No.: 890656, records of Skagit County, Washington
9. Terms, conditions, and restrictions of that instrument entitled Notice of Disqualification for Future Federal Disaster Assistance;
Recorded: December 2, 1985
Auditor's No(s): 8512020042, records of Skagit County, Washington
10. Terms, conditions, and restrictions of that instrument entitled Notice of On-Site Sewage System Status;
Recorded: July 22, 1988
Auditor's No(s): 8807220035, records of Skagit County, Washington
11. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
12. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
13. Any question that may arise due to shifting or change in the course of the Samish River or Mill Creek or due to said river having shifted or changed its course.
14. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Samish River or Mill Creek, if navigable.

- END OF SCHEDULE B-001 -



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EXHIBIT 'C'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

