

FILED FOR RECORD AT THE  
REQUEST OF PAUL F. BLAUERT  
AFTER RECORDING MAIL TO:



200604240112  
Skagit County Auditor

4/24/2006 Page 1 of 2 11:12AM

119882-P  
LAND TITLE OF SKAGIT COUNTY

WARRANTY FULFILLMENT DEED

TAX ID#:350614-0-002-0005, 350623-0-003-0300, 350614-0-002-0104  
Ptn Gov Lot 3, 23-35-6 & Ptn Gov Lots 4,5,6 14-35-6

THE GRANTOR, SKAGIT RIVER ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to LAURENCE L. ROBBERT, a single man, the following described real estate, situated in the County of SKAGIT, State of Washington:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 1 AND INCORPORATED HEREIN BY THIS REFERENCE.

This Deed is given in fulfillment of that certain Real Estate Contract between the parties hereto, dated MAY 27, 1980, under Auditor's File Number 8506060062, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the Purchaser in said Contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said Contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on June 6, 1985. Receipt No. 1620. \$643.50

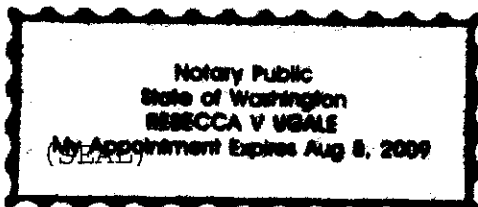
DATED March 27, 2006.  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Fulfillment  
APR 24 2006

ELIZABETH M. BLAUERT, General Partner

Amount Paid \$  
Skagit Co. Treasurer  
By   
STATE OF WASHINGTON Deputy  
: ss.  
County of King )

On this day personally appeared before me ELIZABETH M. Blauert as General Partner of Skagit River Associates, a limited partnership, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and Deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28<sup>th</sup> day of MARCH 2006.



NOTARY PUBLIC in and for the State of Washington  
Residing at Kenmore  
My Commission Expires 8-8-2009

2/x

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That portion of Government Lots 4, 5 and 6 of Section 14, Township 35 North, Range 6 East, more particularly described as follows: Gov Lots 4, 5, and 6 Section 14, Township 35 North, Range 6 East.

Commencing at the Southwest corner of said Section 14; thence South 89°07'53" East along the South line of said Section 14, a distance of 1006.54 feet; thence North 35°19'21" East a distance of 98.71 feet; thence North 42°02'36" East a distance of 247.60 feet; thence North 48°17'00" West a distance of 360.45 feet to the true point of beginning of this description; thence South 48°17'00" East a distance of 360.45 feet; thence South 42°02'36" West a distance of 247.60 feet; thence South 35°19'21" West a distance of 98.71 feet to the South line of said Section 14; thence South 89°07'53" East along the South line of said Section 14, a distance of 313.45 feet to the Southeast corner of said Government Lot 4; thence North 1°13'01" East a distance of 185.00 feet; thence North 48°17'00" West a distance of 75.00 feet; thence North 66°30'00" East a distance of 1480 feet, more or less, to the line of ordinary high water along the Southerly bank of the Skagit River; thence Northwesterly along the line of ordinary high water to the Skagit River a distance of 940 feet, more or less, to a point that bears North 45°05'19" East from the true point of beginning; thence South 45°05'19" West a distance of 1280 feet, more or less, to the true point of beginning.

RESERVING AND EXCEPTING to Seller, its successors and/or assigns, a non-exclusive easement for ingress, egress and utilities, sixty (60) feet in width, as may be selected by seller over and across the southerly 247.60 feet of the above described property in order to provide a road commencing at the most southwesterly corner of the subject property, thence running generally easterly to Tract 1 (said road thereafter continuing across Tract 1 to the Community Recreational Area) provided that seller or its successors and/or assigns bear its pro-rata share of the expenses of constructing, maintaining and/or repairing said road.

TOGETHER WITH a non-exclusive easement primarily sixty (60) feet in width for ingress, egress and utilities over and across those certain strips of land delineated on the face of the Survey hereinafter described as access and utility easements; provided that purchaser bears his pro-rata share of the expenses of constructing, maintaining and/or repairing the road that may be situated within said easement area.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities sixty (60) feet in width over and across Tract 1 of said Survey to provide access to the Community Recreational Area designated as Tract 8 on said Survey and as said easement is reserved in instrument recorded under Auditor's File No. 8002140058, records of Skagit County, Washington; provided that purchaser bear his pro-rata share of the expenses of constructing, maintaining and/or repairing the road that may be situated within said easement area.

TOGETHER WITH a non-exclusive easement to use the Community Recreational Area; provided that purchaser bears his pro-rata share of the real estate taxes, assessments, and costs of maintaining, improving and repairing said Community Recreational Area.

The Survey referred to herein is that certain Survey recorded January 4, 1980 under Auditor's File No. 8001040030, in Volume 2 of surveys, page 212, records of Skagit County, Washington.

The Community Recreational Area is designated as Tract 8 on said Survey.

The ingress, egress and utility easements are depicted on the face of said Survey.

POOR ORIGINAL



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Skagit County Auditor

8506060062