

Return Address:



200604270167  
Skagit County Auditor

4/27/2006 Page 1 of 3 4:12PM

**Document Title: Warranty Deed**

**Grantor: Richter, Melvin**

**Grantee: LRDTD Partnership**

**Legal Description: PTN of NE 1.4 of NW 1/4 of Sec. 19, T36N,R5E, W.M.**

**Additional legal description is on Exhibit A of document.**

**Assessor's Property Tax Parcel Number:P51043**

**WARRANTY DEED**

MELVIN RICHTER, a single man ("Grantor")residing at 24288 Hathaway Road, Sedro Woolley, Washington for and in consideration of SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) in hand paid, conveys and warrants to LRDTD JOHNSON PARTNERSHIP ("Grantee") the real estate described on the attached Exhibit A, situated in the County of Skagit, State of Washington.

Grantor conveys the property to Grantee subject to the exceptions to title set forth on the attached Exhibit B.

Dated: April 27, 2006 <sup>2003</sup> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX **Grantor:**

APR 27 2006

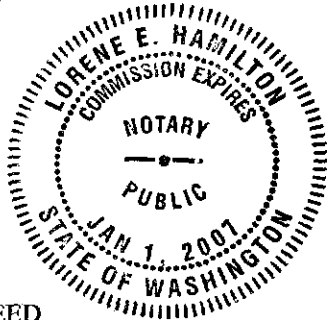
Amount Paid \$1340.00  
By Skagit Co. Treasurer Deputy

SP

MELVIN RICHTER, a single man

I certify that I know or have satisfactory evidence that Melvin Richter is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 27, 2006



Notary Public - State of Washington  
Residing at 714-B Metcalf St  
My appointment expires: Jan 1, 2007

EXHIBIT A

UNCONFIDENTIAL

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION: THENCE SOUTH 0 DEGREES 32'37" EAST 40.16 FEET; THENCE SOUTH 85 DEGREES 27'52" EAST 425.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85 DEGREES 27'52" EAST 450.25 FEET; THENCE SOUTH 0 DEGREES 37'09" WEST 77.46 FEET; THENCE SOUTH 86 DEGREES 32'45" EAST 76.73 FEET; THENCE SOUTH 0 DEGREES 56'29" WEST 789.47 FEET, MORE OR LESS, TO THE CENTERLINE OF A STREAM KNOWN AS THUNDER CREEK; THENCE NORTHERLY AND WESTERLY ALONG THE THREAD OF SAID STREAM 620.00 FEET; MORE OR LESS, TO A POINT THAT LIES SOUTH 0 DEGREES 32'37" EAST 645.77 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 32'37" WEST 645.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



200604270167  
Skagit County Auditor

4/27/2008 Page

2 of

3 4:12PM

**Exhibit B**

**Title exceptions**

1. Taxes not yet due and payable
2. Visible easements and underground easements of record
3. Covenants, conditions and restrictions of record
4. reservations in federal and state patents



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