

When Recorded Return to:
DAVID A. CAMPER
14733 Lunz Road
Anacortes WA 98221



200605040064
Skagit County Auditor

5/4/2006 Page 1 of 4 11:31AM

Chicago Title Company - Island Division
Order No: IMV1743 MKP

IC 38590 ✓

STATUTORY WARRANTY DEED

THE GRANTOR KELLY HALL and LARRY FEY^{HO}, wife and husband

for and in consideration of One Hundred Seventy-Five Thousand and 00/100...(\$175,000.00)
DOLLARS

in hand paid, conveys and warrants to

DAVID A. CAMPER, a single person

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

Abbreviated legal description: Ptn. Gov't Lot 1 and ptn. NE NW Section 18, T36N. R5E and
Ptn. SW Sec. 7, T36N, R5E W.M. See legal description attached hereto and by reference
made a part hereof.

Tax Account No. : 360518-0-001-0408 P50956 360507-0-008-0404 P50900

Subject to: Restrictions, reservations and easements of record. **Also Subject to a Deed of Trust**
recorded on September 13, 2005, in volume, page, under Auditor's File Number 200509130192, records
of Skagit County, Washington, given to secure a promissory note dated September 9, 2005, in the original
amount of \$130,000.00, which the grantor shall pay according to its terms; and pay in full not later than the
date on which the grantee's indebtedness to the grantor secured by the above described real estate, if
any, is fully paid and satisfied.

Also subject to: 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.

Dated: May 1, 2006

Kelly Hall 5-2-06
KELLY HALL Date

Larry Fey
LARRY FEY

2153
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 04 2006

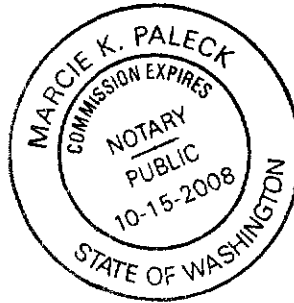
Amount Paid \$ 3120. -
Skagit Co. Treasurer
By Deputy
hp

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KELLY HALL and LARRY FEY^{KMRP} 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: May 2 2006

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: October 15, 2008



PARCEL A:

That portion of Government Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 5 East of the Willamette Meridian, lying Easterly of the right-of-way of the Northern Pacific Railway Company, as described in instrument recorded in Volume 92 of Deeds, page 242, under Auditor's File No. 97075, records of Skagit County, Washington;

EXCEPT therefrom the portion described as follows:

Commencing at the North Quarter corner of said section;
Thence South 89°14'38" West along the North line of said Northwest Quarter, 957 feet, more or less, to the center of Mills Creek and the point of beginning;
Thence Southeasterly along the centerline of Mills Creek 240 feet;
Thence North 25°19" East, 123 feet, more or less, to the North line of said Northwest Quarter;
Thence South 89°14'38" West, 256 feet to the point of beginning;

AND EXCEPT the East Half of the Northeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 5 East of the Willamette Meridian;

TOGETHER WITH an easement 15 feet in width for the purpose of ingress, egress and the installation and maintenance of utilities, which easement is described as follows:

The South 15 feet of the East Half of the Northeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southwest Quarter of Section 7, Township 36 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the South Quarter corner of said section;
Thence South 89°14'38" West along the South line of said Southwest Quarter, 1,145 feet, more or less, to the Easterly right-of-way line of the Burlington Northern Railway, and the point of beginning;
Thence Northeasterly along said right-of-way line, 135 feet, more or less, to the center of Mill Creek;
Thence Southeasterly along the centerline of Mill Creek, 180 feet, more or less, to the South line of said Southwest Quarter;
Thence South 89°14'18" West along the South line of said Southwest Quarter, 188 feet, more or less, to the point of beginning;

TOGETHER WITH an easement for ingress, egress and utilities, including the maintenance and repair thereof over a strip of land 15 feet in width, the centerline of which is the centerline of the existing roadway;

AND TOGETHER WITH a non-exclusive easement for installation and maintenance of utility lines, over, under and across the North 15 feet of the following described property:

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 centerline of Mill Creek;
Thence Northwesterly along the centerline 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 Northwesterly 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.

