



200605050078  
Skagit County Auditor

5/5/2006 Page 1 of 2 11:44AM

AFTER RECORDING MAIL TO:  
Little Mountain East, LLC  
504 E. Fairhaven  
Burlington, WA 98233

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 119052-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Christel L. Osborne  
Grantee(s): Little Mountain East, LLC  
Abbreviated Legal: Ptn NE 1/4 of SW 1/4, 28-34-4 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340428-3-003-0005, P28026

THE GRANTOR **CHRISTEL L. OSBORNE**, an unmarried individual, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **LITTLE MOUNTAIN EAST, LLC**, 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

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 119052-SE.

Dated April 29, 2006

*Christel Osborne*

Christel L. Osborne

#2169  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

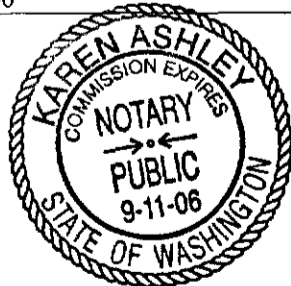
MAY 05 2006

Amount Paid \$ 11,575.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Christel L. Osborne** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 1, 2006



*Karen Ashley*  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006

## EXHIBIT A

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South line of the County Road running along the North line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence South along the East line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , a distance of 400 feet to the Southeast corner of that certain tract conveyed to Floyd M. Alexander and Goldie N.

Alexander, husband and wife, by instrument dated April 19, 1960, recorded under Auditor's File No. 593453, and the true point of beginning;

thence continue Southerly along the East line of said subdivision a distance of 300 feet, more or less, to the Northeast corner of a tract sold to Marilyn R. Humphries by instrument dated December 20, 1968, recorded December 30, 1968, under Auditor's File No. 721887;

thence Westerly, parallel with the South line of said subdivision, to the Easterly line of the Little Mountain County Road No. 323;

thence Northerly along said Easterly line to its intersection with the Westerly projection of the South line of the aforementioned F. M. Alexander Tract;

thence Easterly along said line to the true point of beginning,

EXCEPT any portion conveyed to the County of Skagit by deed recorded July 18, 1988, under Skagit County Auditor's File No. 8807180003.

Situate in the County of Skagit, State of Washington.

