

When recorded return to:

Nels Strandberg, President  
Strandberg Construction Inc.  
PO Box 319  
Anacortes, WA 98221



200605150156  
Skagit County Auditor

5/15/2006 Page 1 of 6 2:11PM

Recorded at the request of:  
First American Title  
File Number: A87410

### Statutory Warranty Deed

THE GRANTORS Erik B. Pihl and Louise M. Pihl, husband and wife and Martin R. Pihl and Darlene Pihl, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Strandberg Construction Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A87410E-1

Abbreviated Legal:  
Tracts 34 and 35, "GIBRALTER ANNEX"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P73638, 4110-000-035-0008

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated April 17, 2006

Martin R. Pihl  
Martin R. Pihl  
Erik B. Pihl  
Erik B. Pihl

A. Darlene Pihl  
A. Darlene Pihl  
Louise M. Pihl  
Louise M. Pihl

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 15 2006

#2324

STATE OF Washington }  
COUNTY OF Skagit } SS:

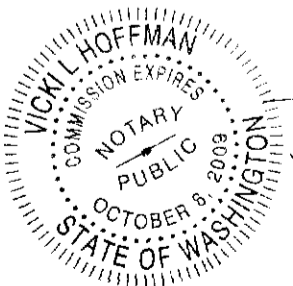
Amount Paid \$ 5167.00  
By [Signature] Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Martin R. Pihl, A. Darlene Pihl, Erik B. Pihl and Louise M. Pihl, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-26-06

Vicki L Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



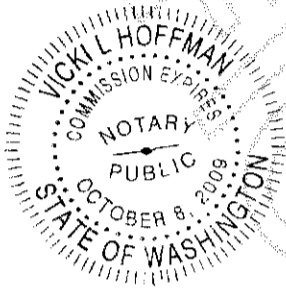
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Martin R. Pihl and A. Darlene Pihl, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-9-06

Vicki L Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



200605150156  
Skagit County Auditor

## EXHIBIT A

Tracts 34 and 35, "GIBRALTER ANNEX", according to the plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH that portion of the tidelands of the second class in front of Tracts 34 and 35, "Gibraltar Annex", according to the plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington, and between the northerly and southerly lines of said tracts produced, lying within the boundaries of the following described tracts, to-wit: "Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East, W.M., thence North 15 degrees East 9.697 chains; thence South 75 degrees East 2.727 chains; thence North 63 degrees 45' East 2.977 chains; thence South 2 degrees 43' West 22.214 chains; thence South 7 degrees 19' East 17.942 chains; thence South 4 degrees 30' West 5.00 chains; thence South 17 degrees 47' West 32.75 chains; thence South 50 degrees 30' West 18.00 chains; thence North 39 degrees 30' West 4.545 chains; thence North 50 degrees 30' East 18 chains; thence North 32 degrees 30' East 4.00 chains; thence North 6 degrees East 9.00 chains; thence North 22 degrees 30' East 17.00 chains; thence North 4 degrees 30' East 5.00 chains; thence North 15 degrees West 17.00 chains; thence North 6 degrees West 13.60 chains to the point of beginning.



200605150156  
Skagit County Auditor

5/15/2006 Page

3 of

5 2:11PM

**EXCEPTIONS:**

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 226978, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

This deed is made pursuant to the provisions of Section 140 of Chapter 255, Laws of 1927, approved March 21, 1927. The terms and conditions thereof shall be as binding upon the above named grantee and any successor in interest of said grantee as though set out in length herein. The above described lands are sold subject to all the provisions of Chapter 312 of the Section Laws of 1927, to which reference is hereby made, and which shall be as binding upon the grantee and any successor in interest of said grantee as though set out at length herein.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: Adjacent property owners  
Recorded: April 12, 1962  
Auditor's No.: 620198  
For: Road  
Affects: A 12 foot strip of land

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: August 6, 1962  
Recorded: August 10, 1962  
Auditor's No.: 624927  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: As constructed

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



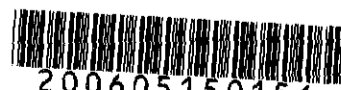
200605150156  
Skagit County Auditor

Order No: A87410

E. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.:	200509060010
Document Title:	Lot of Record Certification
Auditor's File No.:	200510030196
Document Title:	Findings of Fact
Regarding:	Setbacks
Auditor's File No.:	200605030094
Document Title:	Protected Critical Area Site Plan



200605150156  
Skagit County Auditor

5/15/2006 Page

5 of

5 2:11PM