

AFTER RECORDING MAIL TO:
Shane E. Thoe and Lisa R. Thoe
7797 Thomas Road
Bow, WA 98232

200605260122
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85171

Statutory Warranty Deed

Grantor(s): G & D Wallace Inc. FIRST AMERICAN TITLE CO.
Grantee(s): Shane E. Thoe and Lisa R. Thoe B85171E
Section 10, Township 35, Range 3; Ptl. W 1/2 SE 1/4
Assessor's Tax Parcel Number(s): 350310-4-005-0001, P34043, 350310-4-009-0007, P34048, ~~Now Known As~~ P124.368

THE GRANTOR G & D Wallace Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shane E. Thoe and Lisa R. Thoe, husband and wife the following described real estate, situated in the County of Skagit, State of Washington. QUIT CLAIMS JW

Parcel "A":

That portion of the East 330 feet of the West 370 feet of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 35 North, Range 3 East, W.M. described as follows:

Beginning at the Southwest corner of the above described tract of land, and which point falls on the East line of that 40 feet wide county road commonly referred to as Thomas Road running along the West line of said subdivision; thence S 89°58'02" E along the South line of said subdivision, a distance of 330 feet; thence N 0°07'47" W along a line parallel to the West line of said subdivision, a distance of 2.6 feet, more or less, to an existing fence corner post; thence N 89°26'47" W along an existing fence, a distance of 330.02 feet to the East line of said county road; thence S 0°07'47" E along the East line of said county road, a distance of 5.6 feet, more or less, to the point of beginning.

Parcel "B":

The East 115 feet of the West 370 feet of the North Half (N 1/2) of the North Half (N 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 35 North, Range 3 East, W.M.

"The above described property will be combined or aggregated with contiguous property to the South and West owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Mae Roeder of the Skagit County Planning Department,"
Dated MARCH 22 2006 411312006 2548

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

G & D Wallace Inc.

By Jack R. Wallace, President

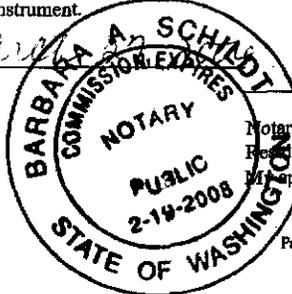
MAY 26 2006

State of Washington)
County of Skagit) SS:

Amount Paid \$ 271.03
Skagit Co. Treasurer
By hp Deputy

I certify that I know or have satisfactory evidence Jack R. Wallace the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is President of G & D Wallace, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: May 26 2006



Barbara A. Schidt
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 2/14/08

Exhibit "A"

Legal Description of Property being
Conveyed By Boundary Line Adjustment
G. & D. Wallace, Inc. to Shane E. Thoe & Lisa R. Thoe

LEGAL DESCRIPTION

PARCEL 1:

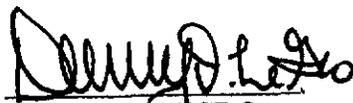
That portion of the East 330 feet of the West 370 feet of the South Half (S ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 10, Township 35 North, Range 3 East, W.M. described as follows:

Beginning at the Southwest corner of the above described tract of land, and which point falls on the East line of that 40 feet wide county road commonly referred to as Thomas Road running along the West line of said subdivision; thence S 89°58'02" E along the South line of said subdivision, a distance of 330 feet; thence N 0°07'47" W along a line parallel to the West line of said subdivision, a distance of 2.6 feet, more or less, to an existing fence corner post; thence N 89°26'47" W along an existing fence, a distance of 330.02 feet to the East line of said county road; thence S 0°07'47" E along the East line of said county road, a distance of 5.6 feet, more or less, to the point of beginning, and containing 1353 sq. ft. (0.031 acre), more or less.

PARCEL 2:

The East 115 feet of the West 370 feet of the North Half (N ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 10, Township 35 North, Range 3 East, W.M., and containing 38,792 sq. ft. (0.891 acre), more or less.

All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 24, 2005



200605260122
Skagit County Auditor

Shane E. Thoe & Lisa R. Thoe Tax Parcel No. P34049
Proposed Legal Description
After Boundary Line Adjustment Conveyance

LEGAL DESCRIPTION

The West 370 feet of the North Half (N ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT the West 40 feet thereof for county road.

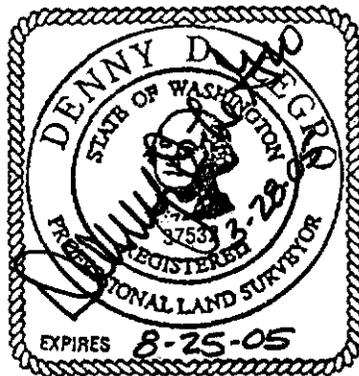
TOGETHER WITH that portion of the East 330 feet of the West 370 feet of the South Half (S ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 10, Township 35 North, Range 3 East, W.M. described as follows:

Beginning at the Southwest corner of the above described tract of land, and which point falls on the East line of that 40 feet wide county road commonly referred to as Thomas Road running along the West line of said subdivision; thence S 89°58'02" E along the South line of said subdivision, a distance of 330 feet; thence N 0°07'47" W along a line parallel to the West line of said subdivision, a distance of 2.6 feet, more or less, to an existing fence corner post; thence N 89°26'47" W along an existing fence, a distance of 330.02 feet to the East line of said county road; thence S 0°07'47" E along the East line of said county road, a distance of 5.6 feet, more or less, to the point of beginning, and containing 1353 sq. ft. (0.031 acre), more or less.

All Situate in the County of Skagit, State of Washington.

Denny D. Legro
DENNY D. LEGRO

Registered Professional
Land Surveyor
License No. 37532
Date: March 28, 2005



200605260122
Skagit County Auditor

G & D WALLACE, INC. Tax Parcel No.'s P34043 & P34048
Proposed Legal Description
After Boundary Line Adjustment Conveyance

LEGAL DESCRIPTION

Parcel "C":

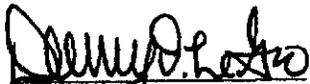
The South ½ of the Northwest ¼ of the Southeast ¼ of Section 10, Township 35 North, Range 3 East, W.M.; EXCEPT the West 40 feet thereof for county road; EXCEPT ditch rights-of-way; AND EXCEPT the following described tract of land:

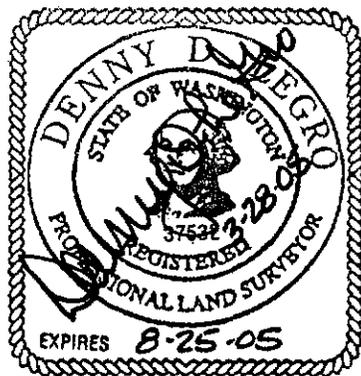
Beginning at the Southwest corner of the above described tract of land, and which point falls on the East line of that 40 feet wide county road commonly referred to as Thomas Road running along the West line of said subdivision; thence S 89°58'02" E along the South line of said subdivision, a distance of 330 feet; thence N 0°07'47" W along a line parallel to the West line of said subdivision, a distance of 2.6 feet, more or less, to an existing fence corner post; thence N 89°26'47" W along an existing fence, a distance of 330.02 feet to the East line of said county road; thence S 0°07'47" E along the East line of said county road, a distance of 5.6 feet, more or less, to the point of beginning, and containing 1353 sq. ft. (0.031 acre), more or less.

Parcel "G":

The North ½ of the North ½ of the Southwest ¼ of the Southeast ¼ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT the East 330 feet of the West 370 thereof; AND EXCEPT road and ditch rights-of-way.

All Situate in the County of Skagit, State of Washington.


DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 28, 2005



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