

When recorded return to:

Bacaruda Investments, LLC
417 Peage Road
Burlington, WA 98233



200606060093
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 120978-PE

Grantor: Charles M. Shaw
Grantee: Bacaruda Investments, LLC

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CHARLES M. SHAW, a single man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BACARUDA INVESTMENTS, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NE 1/4 NE 1/4, 13-36-3 E W.M.; and Ptn W 1/2 18-36-4 E W.M.; and Ptn NE 1/4 NW 1/4, 19-36-4 E W.M. (aka Lot 1, SP No. PL04-0411).

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. 120978-PE.

Tax Parcel Number(s): 360418-3-006-0200, P124362, 360418-0-003-0100, P124363 IOP

Dated May 25, 2006

Charles M. Shaw
Charles M. Shaw

2797
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 06 2006

Amount Paid \$ 4455.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles M. Shaw
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: May 26~~th~~ 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

Lot 1, Short Plat No. PL04-0411, approved April 4, 2006, recorded April 5, 2006, under Auditor's File No. 200604050042, records of Skagit County, Washington and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 36 North, Range 3 East, W.M., and that portion of Government Lot 1; Government Lot 2; Government Lot 3; Government Lot 4, and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 36 North, Range 4 East, W.M. and a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for installation, maintenance and operation of wells, waterlines and appurtenances over, under and through a strip of land 20 feet wide lying 20 feet South of the hereinafter described Line "A" and a strip of land 60 feet wide lying 20 feet North and 40 feet South of the hereinafter described Line "B".

Line A:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.;
thence South $86^{\circ}40'31''$ East along the North line of said subdivision, a distance of 407.07 feet to the East right-of-way line of Colony Road;
thence Northerly along a curve to the left having a chord bearing of North $21^{\circ}03'34''$ East, a radius of 1175.92 feet, a central angle of $12^{\circ}27'56''$, and an arc distance of 255.84 feet to the initial point of this line description;
thence South $74^{\circ}41'14''$ East, a distance of 95.56 feet to the terminal point of this line description.

Line B:

Beginning at the terminal point of Line "A" above;
thence South $74^{\circ}41'14''$ East, a distance of 75.00 feet to the terminal point of this line description.

Situate in the County of Skagit, State of Washington.

