

When recorded return to:

Mr. and Mrs. Garritt E. Kuipers
19020 Beaver March Road
Mount verno, Wa. 98273 ,



200606300208
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: B83581-1

Statutory Warranty Deed

THE GRANTORS Gerrit Kuipers and Trudy J. Kuipers, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Garritt E. Kuipers and Sheryl L. Kuipers, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 10, Township 33, Range 3; Ptn. Gov. Lot 4; and
Section 3, Township 33, Range 3; Ptn. SE SE; and
Section 2, Township 33, Range 3; Ptn. Gov. Lot 6

FIRST AMERICAN TITLE CO.

B83581-1E

Tax Parcel Number(s): 330303-4-006-0001 (P15363), 330310-0-009-0007 (P15626), 330302-0-009-0007 (P15300)

For Full Legal See Attached Exhibit "A"

Subject to coventa, conditiosn, restrictions and easements, as per attached Exhibit "B"

Dated 6/22/06

Gerrit Kuipers

Trudy J. Kuipers

3349
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2006

STATE OF Washington
COUNTY OF Skagit)

Amount Paid \$ 13355.00
By Skagit Co. Treasurer
Deputy

SS: _____

I certify that I know or have satisfactory evidence that Gerrit Kuipers and Trudy J. Kuipers, 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: 6-30-06

Sandra Olsen

Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 8-20-07



EXHIBIT A

PARCEL "B":

The Southeast ¼ of the Southeast ¼ of Section 3, Township 33 North, Range 3 East, W.M., EXCEPT the North 10 feet thereof conveyed to Drainage District No. 15 for drainage ditch, AND EXCEPT that portion lying within the boundaries of the as built and existing County Road commonly known as the Beaver-Marsh Road running along the East line thereof, AND EXCEPT dike rights-of-way.

PARCEL "C":

Government Lot 4 in Section 10, Township 33 North, Range 3 East, W.M., EXCEPT that portion lying within the boundaries of the as built and existing County Road commonly known as the Beaver-Marsh Road running along the East line thereof, AND EXCEPT dike rights-of-way.

PARCEL "D":

Government Lot 6, Section 2, Township 33 North, Range 3 East, W.M., EXCEPT the South 660 feet thereof, AND EXCEPT road and drainage ditch rights-of-way, AND EXCEPT that portion conveyed to Dike District No. 1 by deed recorded on August 23, 1972, under Auditor's File No. 773009.



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EXHIBIT "B"

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. 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.)

C. 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.

D. Right of Drainage District No. 15 by its agents, to go upon said land for the purpose of cleaning and maintaining the drainage ditch along the North line of said property and to throw material therefrom upon the adjoining land as granted by deed from W. E. Gustafson and his wife, dated March 13, 1922 and recorded in Volume 125 of Deeds, page 236. (Affects Parcel "B")

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: June 2, 1962
Volume/Page: Vol. 326, page 651
Purpose: Pipeline
Area Affected: The East 25 feet of Parcels "B" and "C"



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