

When recorded return to:

Mr. and Mrs. Christopher M. Dahlstrom
113 East Bare Hill Road
Harvard, MA 01451

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



200608010074
Skagit County Auditor

8/1/2006 Page

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6 2:07PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B88511E-1

THE GRANTOR Bertil J.E. Westling, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher M. Dahlstrom and Karin Jo Lagerlund, husband and wife the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:

Section 6, Township 35, Range 4; Ptn. East ½ - SW ¼; and Section 7, Township 35, Range 4; Ptn. NW ¼; Gov. Lot 2; SW ¼ and SE ¼; and Section 18, Township 35, Range 4; Ptn. NW ¼ - NE ¼; NE ¼ - NW ¼; and SE ¼ - NW ¼.

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "B"

Tax Parcel Number(s): 350406-3-002-0001, P35886, 350406-3-003-0000, P35887, 350407-2-001-0003, P35923, 350407-3-001-0001, P35926, 350407-3-002-0000, P35927, 350407-4-004-0006, P35936, 350407-4-005-0005, P35937, 350418-1-005-0008, P36854, 350418-2-001-0000, P36858, 350407-2-003-0001, P35925, 350407-4-002-0008, P35934, 350407-4-007-0003, P35939, 350418-0-008-0007, P36842

Dated July 17, 2006

Bertil J.E. Westling
Bertil J.E. Westling

3933
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2006

Amount Paid \$ 3209.00
By [Signature] Skagit Co. Treasurer
Dorothy

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Bertil J.E. Westling, 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: 7-28-06

Jessica Swystun
Notary Public in and for the State of Washington
Residing at Mercer Island
My appointment expires: 9-29-09

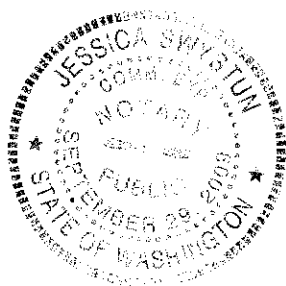


EXHIBIT A

An undivided 15% interest in the following properties described as Parcels "A" – "J":

PARCEL "A":

That portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 35 North, Range 4 East, W.M., lying Easterly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington; EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the Northwest corner of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence South along the West line of said East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ to a point due West of the South edge of the gulch; thence East to the South edge of said gulch; thence Easterly along the South edge of said gulch to the center of the intersecting gulch; thence Easterly along the center of said intersecting gulch to the East line of said East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$; thence North to the Northeast corner of said East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$; thence West to the point of beginning.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., lying Easterly of the East line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington; EXCEPT that portion thereof lying Easterly of the following described line:

Beginning at a point on the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7, that is 950 feet East of the Southwest corner thereof; thence Northeasterly in a straight line to the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the terminus of said line.

PARCEL "C":

The Southwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying Westerly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington.

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PARCEL "D":

Those portions of Government Lot 2 and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section; thence South $86^{\circ}20'00''$ East, along the North line of said subdivision 980 feet; thence South $19^{\circ}07'47''$ West 1352.4 feet, more or less, to a point on the South line of said subdivision South $86^{\circ}39'00''$ East 550 feet from the Southwest corner thereof; thence North $86^{\circ}39'00''$ West 550 feet to said Southwest corner; thence West along the South line of said Government Lot 2, to intersect that right-of-way line drawn parallel with and 150 feet Easterly, when measured at right angles, from the LE Line Survey of State Highway Route No. 5 (PSH No. 1), Chuckanut Drive to Alger, according to the plan thereof of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval April 1, 1958; thence Northerly along said right-of-way line, to the North line of said Government Lot; thence East to the point of beginning.

PARCEL "E":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., lying Westerly of the West line of State Road No. 1 (Old 99), as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251654, in Volume 161 of Deeds, page 227, records of Skagit County, Washington.

PARCEL "F":

The North 30 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the 100 foot wide right-of-way for State Road No. 1, as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251654, in Volume 161 of Deeds, page 227, records of Skagit County, Washington; AND ALSO EXCEPT that portion thereof lying within the boundaries of that certain 60 foot wide county road known as the Butler Hill Road No. 6111 (formerly the C.W. Greene Road No. 126).

PARCEL "G":

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the boundaries of the 100 foot wide State Road No. 1, as conveyed to the State of Washington by deed recorded February 15, 1934, in Volume 163 of Deeds, pages 634 and 635, records of Skagit County, Washington.

PARCEL "H":

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the boundaries of State Road No. 1 (now known as the Burlington-Alger Road), as condemned in Skagit County Superior Court Cause Nos. 14548 and 14930, and as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251669, in Volume 161 of Deeds, page 227, records of Skagit County, Washington, AND ALSO EXCEPT the right-of-way of Drainage District No. 14, as condemned in Skagit County Superior Court Cause No. 3604, records of Skagit County, Washington.

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PARCEL "T":

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., lying Easterly of the East line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause Nos. 26636 and 26703; EXCEPT the right-of-way of Drainage District No. 14, as condemned in Skagit County Superior Court Cause No. 3604, records of Skagit County, Washington.

PARCEL "J":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., lying Westerly of the Samish River and lying Easterly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636; EXCEPT any portion thereof lying within the boundaries of the South 660 feet of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$.



EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gary D. Dickman and Jeannie M. Dickman, husband and wife
Dated: September 22, 1987
Recorded: September 29, 1987
Auditor's No.: 8709290013
Purpose: Ingress and egress
Area Affected: Portions of Parcels "H", "I" and "J"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Bell Telephone Company
Dated: March 24, 1987
Recorded: April 24, 1987
Auditor's No.: 8704240031
Purpose: Underground communication lines
Area Affected: A 10 foot wide portion of Parcels "E", "F", "G" and "H"

C. 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: Samish River

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Dated: September 26, 1989
Recorded: October 11, 1989
Auditor's No.: 8910110067
Purpose: Easement for the purpose of cutting selected trees in the State Patrol's antenna microwave signal path together with the right of ingress and egress to and from, and to place personnel, machinery and equipment on said lands to accomplish said purpose, and the right to keep/maintain said path clear of any permanent or temporary improvements or trees which may be of such a height that they would block the line of sight of said microwave signal
Area Affected: A 50 foot wide strip of land



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Miles Sand and Gravel, Inc.
Dated: June 6, 2003
Recorded: February 9, 2004
Auditor's No.: 200402090004
Purpose: 200 foot non-exclusive easement for ingress, egress,
roadway and utilities
Area Affected: Portion Parcels "H" - "J"

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200306060002.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Concrete Nor'West
Recorded: April 22, 2003
Auditor's No.: 200304220008
Regarding: Order on Special Use Permit SU 99 0132, Shoreline
Substantial Development SL 99 0130, Critical Areas
Variance CV 99 0313
Affects: Parcels "H" - "J"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Concrete Nor'West
Recorded: May 20, 2003
Auditor's No.: 200305200114
Regarding: Order on Additional Requests for Reconsideration
Affects: Parcels "H" - "J"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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