

When recorded return to:

Mr. and Mrs. Matthew John Francis Youngsman  
18697 Hickox Road  
Mount Vernon, WA 98273

200608180157  
Skagit County Auditor  
8/18/2006 Page 1 of 2 4:09PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 121458-SE

Grantor: James E. Youngsman and Ruth M. Youngsman  
Grantee: Matthew John Francis Youngsman and Marcela Iliana Youngsman

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR JAMES E. YOUNGSMAN and RUTH M. YOUNGSMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MATTHEW JOHN FRANCIS YOUNGSMAN and MARCELA ILIANA YOUNGSMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: ptn SW ¼ SE ¼, 31-34-4 E W.M.

The East ½ of the Southwest ¼ of the Southeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., EXCEPT road.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340431-4-013-0006, P29324

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. 121458-SE.

Subject To: Exhibit "A" attached hereto and made part hereof by this reference.

Dated August 15, 2006

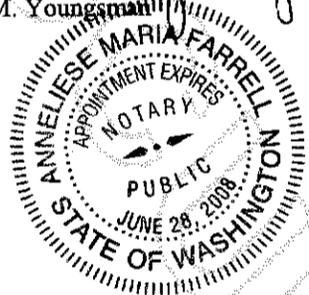
James E. Youngsman  
James E. Youngsman

Ruth M. Youngsman  
Ruth M. Youngsman

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
4262

AUG 18 2006

Amount Paid \$8638.00  
Skagit County Treasurer  
man Deputy



STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James E. Youngsman and Ruth M. Youngsman the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/18/06

Anneliese Maria Farrell  
Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Conner  
My appointment expires: 6/28/2008

**DEED RESERVATION :**

EXHIBIT"A"

**Walnut trees:**

Black walnut trees, of which there are 107 in total, were planted in the early 1970's. The purpose of these trees at maturity is to produce logs of sufficient value to create a fund to assist James E. and Ruth M. Youngsman's grandchildren or great-grandchildren with education scholarships and financial grants.

The purchaser and any future owners of this property agree to allow access for care and harvesting of these trees, and agree to cooperate in obtaining any government approvals for tree removal. A strip of land sixty feet wide must be available to provide access to the trees. Access shall also be made available using the driveway for the house and buildings, and passageway to the strip on which the trees are growing.

Ownership of the trees and right to harvest said trees remains in the possession of James E. and Ruth M. Youngsman and their designated heirs.

**"Hired Man's" House:**

The "hired man's" house is to be available for use by James E. Youngsman and Ruth M. Youngsman for lifetime use as an office as long as they desire to use it. The 18697 Hickox Road address will be applied to this building. The main residence will have its own separate address and phone number.

**Large dairy barn:**

The eastern half of the barn will also be available to James E. Youngsman and Ruth M. Youngsman for lifetime use as storage for as long as they need to use it.



200608180157

Skagit County Auditor