

When recorded return to:

Thomas S. Mears
P. O. Box 1652
Bellevue, WA 98009

Recorded at the request of:
First American Title
File Number: A89122



200609080130

Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Terry Lee Jones, as Successor Trustee of the 'Rollie Jones Family Trust', which is dated the 30th day of July, 1991 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Thomas S. Mears, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 7, Township 35, Range 2; Ptn. Gov. Lot 6

FIRST AMERICAN TITLE CO.

For Full Legal See Attached Exhibit "A"

A89122E

Tax Parcel Number(s): P32769, 350207-0-008-0002, P32776, 350207-0-014-0103

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated August 29, 2006

4655
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Rollie Jones Family Trust

Terry Lee Jones
By: Terry Lee Jones, Successor Trustee

SEP 8 2006

Amount Paid 11421.92
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Idaho }
COUNTY OF Adams } SS:

I certify that I know or have satisfactory evidence that Terry Lee Jones is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Successor Trustee of Rollie Jones Family Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-30-06

Stacy Sweet-Brewer

Notary Public in and for the State of Idaho
Residing at Newburg
My appointment expires: 2-2-21

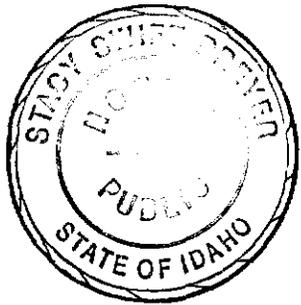


EXHIBIT A

That portion of Government Lot 6, Section 7, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at the intersection of Channel View Drive and County Road No. 630, as shown on sheet 3 of 7 sheets of the plat of Holiday Hideaway No. 1 as per plat recorded in Volume 8 of Plats, at pages 36 through 42, records of Skagit County, Washington; thence South $1^{\circ}31'51''$ West along the centerline of said County Road No. 630, a distance of 83.50 feet; thence North $88^{\circ}28'09''$ West a distance of 95.26 feet to the intersection with a curve, having a radius point bearing North $34^{\circ}40'20''$ West a distance of 306.00 feet from said intersection point; thence along the arc of said curve in a Southwesterly direction through a central angle of $3^{\circ}40'11''$ a distance of 19.60 feet to the true point of beginning, being also the Northwest corner of that certain tract conveyed to James H. Freeburg by instrument recorded under Auditor's File No. 711694, records of Skagit County, Washington; thence continue along the arc of the curve through a central angle of $23^{\circ}27'30''$ a distance of 125.28 feet; thence South $82^{\circ}04'05''$ West a distance of 42.12 feet; thence South $8^{\circ}55'55''$ West a distance of 60 feet, more or less, to the line of ordinary high tide; thence Easterly along the line of ordinary high tide; to the intersection with a line bearing South $8^{\circ}55'55''$ West from the true point of beginning; thence North $8^{\circ}55'55''$ East along the West line of said Freeburg property to the true point of beginning.

TOGETHER WITH tidelands of the second class adjoining said property.



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EXCEPTIONS:

A. 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.)

B. 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.

C. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

D. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 90965, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Esther Smith, a widow and Rollie Jones and Lois L. Jones, his wife
And:	Edward Czebotar and Betty Czebotar, his wife
Dated:	March 8, 1970
Recorded:	March 16, 1970
Auditor's No.:	736993
Regarding:	Joint easement and water use



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Skagit County Auditor