

When recorded return to:

John Ellis, Managing Member
J & S Properties Management, LLC
638 Sunset Park Drive, Suite 215
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: B89040



200609220191

Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR RAMPE, L.L.C., for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to J & S Properties Management, LLC the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 34, Range 4; Ptn. E 1/2 - NE

For Full Legal See Attached Exhibit "A"

B89040E-1

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

The grantor reserves a non-exclusive easement for ingress, egress and utilities over, across and under the North 40 feet of the property described herein for the benefit of their adjacent property to the North.

Tax Parcel Number(s): P29280, 340431-1-003-0004, P29279, 340431-1-002-0005, P125008

Dated September 15, 2006

RAMPE, L.L.C.

By: Ernie Ward, Managing Member

By: Patti L. Ward, Managing Member

4948
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 22 2006

Amount Paid \$2,281.00
By Skagit Co. Treasurer
For

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that RAMPE, L.L.C., 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: 9-22-06



Notary Public in and for the State of Washington
Residing at Skagit County, WA
My appointment expires: 2-2-07

Exhibit A

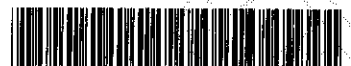
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The South 207.30 feet of the North 799.5 feet of that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M., lying East of the Great Northern Railway right-of-way; EXCEPT State Highway and ditch rights-of-way.

ALSO TOGETHER WITH the South 171.5 feet of the North 971.0 feet, as measured at right angles to the North line of Section 31, of the following described tract:

That portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M., lying and being East of the right-of-way of the Seattle and Montana Railroad Company, now the Great Northern Railroad Company, except any portion lying within the North 799.5 feet thereof, and EXCEPT old Highway 99 and rights of way of ditches.



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