

When Recorded Return to:
PAUL & KEVIN'S L.L.C.
18340 Osprey Court
Mount Vernon, WA 98274



200612290154
Skagit County Auditor
12/29/2006 Page 1 of 4 3:48PM

Chicago Title Company - Island Division
Order No: IMV2069 CMM Title Order No: IC40227

STATUTORY WARRANTY DEED

THE GRANTOR JON JONSSON and JANICE JONSSON, husband and wife

for and in consideration of **Two Hundred Fifty Thousand and 00/100...(\$250,000.00)**
DOLLARS

in hand paid, conveys and warrants to P-K RANCH, L.L.C., a Washington limited liability company
~~PAUL & KEVIN'S L.L.C., a Washington limited liability company~~

the following described real estate, situated in the County of Skagit, State of Washington:

Full legal description attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) Lt 3, SP PL00-376, Ptn SW NE 3/33/4.

Tax Parcel Number(s): 330403-1-001-0500 P116939
330403-1-001-0019 P16243

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: December 20, 2006

JON JONSSON Date 12/27/06

JANICE JONSSON Date 12-27-06

6586
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2006

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By Deputy

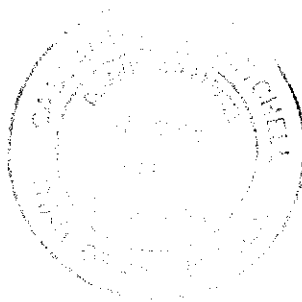
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JON JONSSON and JANICE JONSSON (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-27-06

Cassandra M. Mitchell

Notary Public in and for the State of Washington
Residing at MT. Vernon
My appointment expires: 3-10-09



CASSANDRA M. MITCHELL



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PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. PL00-376, recorded October 16, 2002, under Auditor's File No. 200210160141, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 3, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement 60 feet wide for ingress, egress and utilities over, under and through the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 3, Township 33 North, Range 4 East of the Willamette Meridian, the centerline of which is described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 3;

Thence North 01°57'53" West along the West line thereof, a distance of 433.25 feet to the centerline of Cascade Ridge Drive as shown on the Plat of Cascade Ridge P.U.D., according to the Plat thereof recorded in Volume 14 of Plats, Pages 112 through 121, records of Skagit County, Washington and the initial point of this centerline description;

Thence North 78°54'55" East, a distance of 22.80 feet to the point of curvature of a curve to the left having a radius of 170.00 feet;

Thence Easterly along said curve through a central angle of 15°19'30" and an arc length of 45.47 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet;

Thence Easterly along said curve through a central angle of 35°35'31" and an arc length of 71.44 feet;

Thence South 80°49'04" East, a distance of 56.12 feet to the point of curvature of a non-tangent curve to the right having a radius of 176.38 feet, from this point the center bears South 65°32'47" East;

Thence Northerly along said curve through a central angle of 73°35'16" and an arc length of 226.54 feet;

Thence South 81°57'31" East, a distance of 155.47 feet to the point of curvature of a curve to the left having a radius of 169.81 feet;

Thence Easterly along said curve through a central angle of 40°20'14" and an arc length of 119.55 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet;

Thence Easterly along said curve through a central angle of 90°51'48" and an arc length of 182.37 feet to the point of reverse curvature of a curve to the left having a radius of 274.51 feet;

Thence Easterly along said curve through a central angle of 27°15'57" and an arc length of 130.63 feet;

Thence South 58°41'55" East, a distance of 217.08 feet to the point of curvature of a curve to the left having a radius of 325.55 feet;

Thence Easterly along said curve through a central angle of 25°03'59" and an arc length of 142.43 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet;

Thence Easterly along said curve through a central angle of 29°54'17" and an arc length of 60.02 feet to Point "A";

Thence continuing along said curve through a central angle of 31°14'36" and an arc length of 62.71 feet;

Thence South 22°36'59" East, a distance of 243.39 feet to the point of curvature of a curve to the right having a radius of 115.00 feet;

Thence Southerly along said curve through a central angle of 15°19'19" and an arc length of 30.75 feet to the point of reverse curvature of a curve to the left having a radius of 115.00 feet;

Thence Southerly and Easterly along said curve through a central angle of 134°33'57" and an arc length of 270.09 feet to the point of reverse curvature of a curve to the right having a radius of 150.00 feet;



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Thence Easterly along said curve through a central angle of 62°00'54" and an arc length of 162.35 feet to the point of curvature of a reverse curve to the left having a radius of 115.00 feet;

Thence Easterly and Northerly along said curve through a central angle of 83°51'20" and an arc length of 168.31 feet;

Thence North 16°17'57" East, a distance of 67.15 feet to a point on the East-West centerline of said Section 3 which lies North 87°15'24" East, a distance of 1,895.24 feet from the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 3 and the terminus of this centerline description;

TOGETHER WITH an easement for ingress, egress, utilities and cul-de-sac described as follows:

Beginning at Point "A" described above;

Thence North 36°08'24" East, a distance of 45.00 feet to the center of a 45 foot radius cul-de-sac with 20 foot radius entrance and exit curves at the intersections with the Northeasterly line of the hereinabove described 60 foot easement.

Situated in Skagit County, Washington



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