

When recorded return to:

Russell D. Jeter, Trustee
1004 Commercial Ave. PMB 1112
Anacortes, WA 98221



200701180059
Skagit County Auditor

1/18/2007 Page 1 of 4 9:48AM

Recorded at the request of:
First American Title
File Number: A89322

Statutory Warranty Deed

THE GRANTORS Neal L. Harvey and Linda M. Harvey, husband and wife 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 Russell D. Jeter, Trustee of the R. Jeter Family Trust dated January 29, 1999 the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A89322E-1

Abbreviated Legal:
Lot 3, "ESTATES AT SUMMIT PARK DIVISION III"

Tax Parcel Number(s): P114776, 4721-000-003-0000

Lot 3, "PLAT OF ESTATES AT SUMMIT PARK DIVISION III", as per plat recorded in Volume 17 of Plats, Pages 22, 23, 24 and 25, inclusive, records of Skagit County, Washington.

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

Dated January 2, 2007

Neal L. Harvey
Neal L. Harvey

Linda M. Harvey
Linda M. Harvey #244

SKAGIT COUNTY WASHINGTON
REAL ESTATE DIVISION TAX

JAN 18 2007

26,587.00

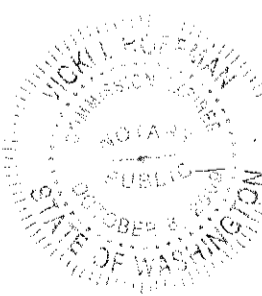
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Neal L. Harvey and Linda M. Harvey, 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: 1-10-07

Wicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

A. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File Nos. 91418, 108593 and 164186, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of said entry. This matter applies only to that portion of said premises comprising tidelands of the second class.

Affects: Lots 1, 2, 3, 4, 5 and 7

B. Determination of the lateral boundaries of the tidelands covered herein and any question or claim that may arise that said tidelands or a portion thereof may extend or conflict with the tidelands claimed by the Swinomish Tribal Community in front of the Swinomish Indian Reservation.

Affects: Lots 1, 2, 3, 4, 5 and 7

C. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED, AS HERETO ATTACHED:

Executed By: Scott Paper Company, a Pennsylvania corporation
Recorded: July 7, 1989
Auditor's No.: 8907070040
Affects: Lots 1 through 10

D. 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.)

Affects: Lots 1, 2, 3, 4, 5 and 7

E. 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.

Affects: Lots 1, 2, 3, 4, 5 and 7

F. Terms, conditions and provisions of that certain "Bald Eagle Nest Site Management Plan", recorded June 6, 1995, under Auditor's File No. 9506060012, reference being made to the record for full particulars.

Affects: Lots 1 through 10



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G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 6, 1997
Recorded: January 9, 1998
Auditor's No.: 9801090065
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Roads, future roads and 10 feet of all lots adjacent to said roads
Affects: Lots 1 through 10

H. Delineation of "Land Subject to Shoreline Management Act of 1971 (RCW 90.58, WAC 173-22)"

Affects: Lots 1, 2, 3, 4, 5 and 7

I. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November 5, 1996
Recorded: November 5, 1996
Auditor's No.: 9611050066
Executed By: Landex Associates, Inc.

Said covenants were also amended to include Division III by document recorded under Auditor's File No. 9810070048.

Said covenants were amended to include Division II by document recorded under Auditor's File No. 9703190069.

J. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Thomas, Inc.
And: Neal Harvey
Dated: May 27, 2000
Recorded: July 10, 2000
Auditor's No.: 200007100131
Regarding: Maintenance and inspection of the TRD-1000 plant

K. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED A PROTECTED CRITICAL AREA BY SKAGIT COUNTY.

Executed By: Neal and Linda Harvey
Recorded: August 8, 2000
Auditor's No.: 200008080091

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



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L. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name:
Recorded:
Auditor's No:

Estates at Summit Park Division III
October 7, 1998
9810070047



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