



200703070122

Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

Name **Pharos Corporation**

Address **5650 N. Riverside Drive, Suite 101**

City/State **Fort Worth, TX 76137**

**Document Title(s): (or transactions contained therein)**

**1. WARRANTY DEED**

**Reference Number(s) of Documents assigned or released:**

Additional numbers on page of document

**Grantor(s): (Last name first, then first name and initials)**

**1. LEE A. DALLAS AND MARY SUE DALLAS**

Additional names on page of document

**Grantee(s): (Last name first, then first name and initials)**

**1. BNSF RAILWAY COMPANY**

Additional names on page of document

**Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)**

**SECTION 6, TOWNSHIP 36, RANGE 3; PTN GOV LOT.**

Complete legal description is on page of document

**Assessor's Property Tax Parcel/Account Number(s):**

**PORTION OF 360306-0-008-0001 (P47657)**



**NOTE:** *The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.*

RECORDPA

**When recorded mail to:**

PHAROS Corporation  
5650 N. Riverside Dr, Ste. 101  
Fort Worth, TX 76137

**For tax information mail to:**

BNSF Railway Company  
Property Tax Department  
P.O. Box 961089  
Fort Worth, TX 76161-0089

**WARRANTY DEED**

THE STATE OF WASHINGTON §

COUNTY OF SKAGIT §

KNOW ALL PERSONS BY THESE PRESENTS:

**Lee A. Dallas and Mary Sue Dallas, husband and wife ("Grantor")**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it paid by BNSF RAILWAY COMPANY, a Delaware corporation ("**Grantee**"), whose mailing address is 2500 Lou Menk Drive, Fort Worth, Texas 76131, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, CONVEYED and CONFIRMED, and by these presents does GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the Grantee that certain tract of land ("**Land**") described on Exhibit "A" hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto, and all of Seller's rights and interest, if any, in and to all easements and alleys, highways, or streets in, on, across or adjoining the Land (herein collectively called the "**Property**").

This Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests, and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed on Exhibit "B" hereto (herein called the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1032  
MAR 07 2007

Amount Paid \$ 14725  
Skagit Co. Treasurer  
By Deputy



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WITNESS THE EXECUTION HEREOF as of the 15 day of November, 2006.

GRANTOR: Lee A. Dallas and Mary Sue Dallas, husband and wife

By: [Signature]  
Lee A. Dallas

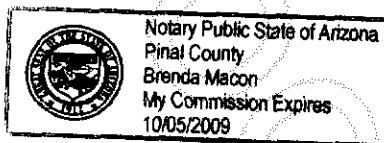
By: [Signature]  
Mary Sue Dallas

THE STATE OF WASHINGTON §  
COUNTY OF SKAGIT §

On this 15 day of November, 2006, before me, a Notary Public in and for the State of Nebraska, personally appeared Lee A. Dallas and Mary Sue Dallas, husband and wife, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]  
NOTARY PUBLIC in and for the State of Washington  
Print Name Brenda Macon  
Residing at Pinal County  
My appointment expires 10/5/09



Deed Exhibits:

Exhibit A: Legal Description  
Exhibit B: Permitted Encumbrances



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EXHIBIT "A"

PARCEL "A":

That portion of Government Lot 6, if any, Section 6, Township 36 North, Range 3 East, W.M., lying Westerly of that portion thereof condemned for railroad right-of-way in Skagit County Superior Court Cause No. 3792 and lying within the following described tract:

Commencing at Milepost 86, Station 593+51 of the BNSF Railway Company right-of-way condemned for railroad right-of-way in Skagit County Superior Court Cause No. 3792; thence along the centerline of the railroad track North 33°51'08" West, a distance of 682.61 feet; thence North 89°57'31" West, a distance of 60.24 feet to the true point of beginning; thence North 89°57'31" West, a distance of 12.05 feet; thence South 34°03'15" East, a distance of 133.10 feet; thence North 56°08'52" East, a distance of 9.53 feet; thence North 33°51'08" West, a distance of 126.38 feet to the true point of beginning.

EXCEPT any portion thereof lying within tidelands adjacent to said Government Lot 6.



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## Exhibit "B"

### Permitted Encumbrances

#### A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Lee A. Dallas  
And: Skagit County Health Department  
Dated: August 10, 1983  
Recorded: August 10, 1983  
Auditor's No.: 8308100085  
Regarding: Sand Filter Dewage System Installation

#### B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Lee A. Dallas and Mary Sue Dallas  
And: Skagit County Permit Center  
Dated: October 11, 1983  
Recorded: October 11, 1983  
Auditor's No.: 8310110008  
Regarding: Issuance of a Building Permit on a steep slope

#### C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Lee A. Dallas  
And: Burlington Northern Railroad  
Dated: October 11, 1983  
Recorded: October 11, 1983  
Auditor's No.: 8310110007  
Regarding: Establishing a drainfield under the railroad right-of-way

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.)



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