

When recorded return to:

Gregory Wayne Logsdon  
17459 Britt Road  
Mount Vernon, WA 98273



200705020080  
Skagit County Auditor

5/2/2007 Page 1 of 3 1:32PM

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.  
90818-1

THE GRANTORS Walter Paul Borgen and Rissa Borgen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gregory Wayne Logsdon, an unmarried individual, Sabrina Linman, an unmarried individual, as joint tenants with rights of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Section 31, Township 34, Range 4; Ptn. Gov. Lot 3 (aka Tract A Short Plat No. 53-74)

For Full Legal See Attached Exhibit "A"

SUBJECT TO: Exhibit B attached hereto and made a part thereof.

Tax Parcel Number(s): 340431-0-003-0105 (P29237), 340431-3-003-0200 (P29236)

#### ACKNOWLEDGEMENT OF JOINT TENANCY

The undersigned grantees in this deed, acknowledge that said conveyance in joint tenancy was made with the consent and approval of the undersigned; and that it was at the direction of the undersigned declared in said instrument to be a joint tenancy with the right of survivorship, and that title was not acquired as tenants in common.

Dated:

Gregory Wayne Logsdon

Sabrina Linman

Dated April 24, 2007

Walter Paul Borgen

Rissa Borgen

2091  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 02 2007

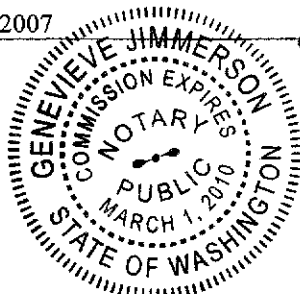
Amount Paid \$ 8887.20  
Skagit County Treasurer  
By: Deputy

STATE OF Washington }  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Walter Paul Borgen and Rissa Borgen

is/are the person(s) 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.

Dated: April 25, 2007



Genevieve Jimmerson  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 3/01/2010

## EXHIBIT A

### PARCEL "A":

Tract "A" of Short Plat No. 53-74, approved September 23, 1974 and recorded October 7, 1974 under Auditor's File No. 808488, being a portion of Government Lot 3 in Section 31, Township 34 North, Range 4 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress and egress over and across that adjacent portion of said Government Lot 3 to that existing private well located approximately 50 feet South and 250 feet East of the Southeast corner of the above described tract of land.

### PARCEL "B":

The North 630 feet of Government Lot 3 of Section 31, Township 34 North, Range 4 East, W.M., EXCEPT the eight following described portions thereof:

1. Beginning at a point in the North line of said Government Lot 3, at a point 236.3 feet West of the Northeast corner thereof; thence South  $37^{\circ}10'$  West a distance of 167 feet; thence South  $66^{\circ}22'$  West a distance of 75 feet; thence North  $77^{\circ}54'$  West, a distance of 82 feet; thence North 35 feet to the center of Britt's Slough; thence North  $65^{\circ}10'$  West a distance of 264 feet along the center of said Slough to the North line of said Government Lot 3; thence East 489.4 feet to the Point of Beginning.
2. The East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Government Lot 3.
3. Beginning at the South line of Britt's Slough Road at a point which is South 187.92 feet and East 765.62 feet from the Northwest corner of said Lot; thence South  $83^{\circ}27'$  East a distance of 80.33 feet; thence North  $73^{\circ}31'$  East a distance of 115 feet; thence South 1,141.76 feet to the South line of said Lot 3; thence West on said South line 190.89 feet; thence North 1,118.95 feet, more or less, to the point of beginning.
4. The County road right-of-way known as the Dike Road along the West line thereof.
5. The existing as-built County road right-of-way known as the Britt Road, along a Northerly portion thereof, including that portion conveyed to Skagit County by a deed recorded as Auditor's File No. 583296.
6. The right-of-way appropriated for Dike District No. 3.
7. The rights-of-way appropriated for Drainage District No. 23.
8. Skagit County Short Plat No. 53-74, approved September 23, 1974 and recorded October 7, 1974 as Auditor's File No. 808488, said property being also referenced as Tract "A" of said Short Plat.

RB  
ABOVE EQUALS 10.05 ACRES WTB



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Skagit County Auditor

EXHIBIT B

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipeline Company  
Dated: Not disclosed  
Recorded: March 2, 1964  
Auditor's No.: 647341  
Purpose: Pipeline  
Area Affected: Portion of subject property

Said instrument was modified by instrument recorded February 13, 1973, under Auditor's File No. 780599.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 53-74  
Recorded: October 7, 1974  
Auditor's No.: 808488  
Affects: Parcel "A"

Said matters include but are not limited to the following:

1. Water – From existing Borgen private well.
2. Sewage Disposal – Septic tanks and drain fields. Percolation tests on file with Skagit County Health Department. House presently existing.
3. All maintenance and construction of roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
4. Short Plat number and date of approval shall be included in all deeds and contracts

C,

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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