

When Recorded Return to:
MICHAEL S. JENKINS
THERESA K. JENKINS
26656 Ridgewood Lane
Sedro Woolley WA 98284



200705210120
Skagit County Auditor

5/21/2007 Page 1 of 3 11:38AM

Chicago Title Company - Island Division
Order No: IMV2314 MKP Title Order No: IC41452

STATUTORY WARRANTY DEED

THE GRANTOR, **ROY M. SUHR**, a single man, as his separate estate,

for and in consideration of **Three Hundred Forty Thousand and 00/100...(\$340,000.00)**
DOLLARS, in hand paid, conveys and warrants to

MICHAEL S. JENKINS and THERESA K. JENKINS, husband and wife,

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

Abbreviated Legal: Ptn SE 9/35/5 as is more particularly described on the attached Exhibit "A",
which by this reference is incorporated herein.

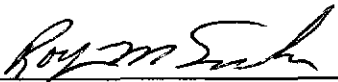
Tax Parcel Number(s): 350509-4-002-0203 P38765

Subject to: Restrictions, reservations and easements of record; and 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.

2370
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: May 15, 2007

MAY 21 2007


ROY M. SUHR

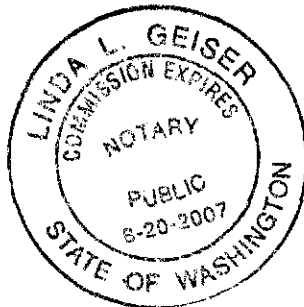
Amount Paid \$ 6057.00
Skagit Co. Treasurer
By *han* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROY M. SUHR is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-17-07

Linda L. Geiser
LINDA L. GEISER
Notary Public in and for the State of Washington
Residing at mt. Vernon
My appointment expires: 8-20-07



200705210120

Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV2314 MKP

PARCEL A:

That portion of the West Half of the Southeast Quarter of Section 9, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said subdivision;
Thence North 0°15'35" East along the East line of said subdivision, a distance of 1,540.21 feet to the true point of beginning of this description;
Thence continuing North 0°15'35" East along the East line of said subdivision, a distance of 371.60 feet;
Thence South 88°51'53" West, a distance of 600.17 feet;
Thence South 0°15'35" West, a distance of 354.40 feet;
Thence South 88°29'40" East, a distance of 600.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress and egress and utility purposes, over and across a strip of land in said West Half of the Southeast Quarter of said Section 9, and that portion of the Northwest Quarter of the Northeast Quarter of Section 16, of said Township lying North of State Route No. 20 (formerly secondary State Highway No. 17-A), described as follows:

An easement 60 feet in width, lying 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of said West Half of the Southeast Quarter of Section 9;
Thence South 89°13'20" West along the South line of said West Half of the Southeast Quarter of said Section 9, a distance of 30.00 feet;
Thence South 0°15'35" West parallel with the East line of said West Half of the Southeast Quarter of said Section 9, a distance of 140.46 feet to a point on the North right-of-way line of said State Route No. 20, and which point is the true point of beginning of this easement centerline description;
Thence North 0°15'35" East parallel with the East line of said West Half of the Southeast Quarter of said Section 9, a distance of 141.17 feet;
Thence on a curve to the left having a radius of 100.00 feet, an arc distance of 150.63 feet;
Thence North 86°02'40" West, a distance of 34.51 feet;
Thence on a curve to the right having a radius of 200.00 feet, an arc distance of 131.09 feet;
Thence North 48°29'25" West, a distance of 252.28 feet;
Thence on a curve to the right having a radius of 200.00 feet, an arc distance of 188.93 feet;
Thence North 5°38'00" East, a distance of 106.03 feet;

Thence on a curve to the left having a radius of 1,000.00 feet, an arc distance of 201.97 feet;
Thence North 5°56'20" West, a distance of 156.56 feet;
Thence on a curve to the left having a radius of 100.00 feet, an arc distance of 114.49 feet;
Thence North 71°32'20" West, a distance of 96.11 feet;
Thence on a curve to the right, having a radius of 100.00 feet, an arc distance of 119.34 feet;
Thence North 3°09'50" West, a distance of 77.53 feet;
Thence on a curve to the left having a radius of 150.00 feet, an arc distance of 111.11 feet;
Thence North 45°36'15" West, a distance of 342.31 feet;
Thence on a curve to the right having a radius of 400.00 feet, an arc distance of 439.66 feet;
Thence North 17°22'20" East, a distance of 248.65 feet to the point of ending of this 60 foot wide easement. And an easement 40 feet in width lying 20 feet on each side of the following described centerline:

Beginning at the point of ending of the above described 60 foot wide easement;
Thence South 89°33'10" East, a distance of 361.34 feet;
Thence South 46°06'20" East, a distance of 235.59 feet;
Thence South 37°19'00" East, a distance of 102.19 feet;
Thence South 52°18'20" East, a distance of 104.43 feet to a point on the North line of the above described tract of land which point bears North 88°51'53" East, a distance of 180.60 feet from the Northwest corner of the above described tract of land, and which point is the point of ending of this 40 foot wide easement.

Situated in Skagit County, Washington.



200705210120
Skagit County Auditor