



200706190038

Skagit County Auditor

After recording return to:

6/19/2007 Page

1 of

6 11:10AM

LUDWIGSON, THOMPSON, HAYES & BELL
119 N. Commercial, Suite #170
Bellingham, WA 98227

Abbrev. Legal: Portions lots 17, 18 and 20, 'BERGMAN'S LAKE MCMURRAY TRACTS,' situate in Skagit County
Tax Parcel No.: P61952, P61953 and P18334

QUIT CLAIM DEED

The Grantor, JOHN F. STIEHL and MARIE A. STIEHL, husband and wife, for and in consideration of love and affection conveys and quit claims to our children, RICKEY LEE STIEHL, a married man as his separate property, DAVID JOHN STIEHL, a married man as his separate property and MARK WILLIAM STIEHL, a married man as his separate property, to each a one-third (1/3) interest to hold as joint tenants with right of survivorship and not as tenants in common, the real estate, situate in the County of Skagit, State of Washington, described in Exhibit A attached hereto.

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

ALSO SUBJECT TO: the additional reservations:

1. Grantors reserve the right to use of the property conveyed herein, during Grantors' lifetime.
2. Grantees shall not sell or encumber the property described herein during Grantors' lifetime.
3. Any improvements to the property described herein by Grantees shall require the unanimous consent of the Grantees.

2857
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DATED this 18 day of June, 2007.

JUN 19 2007

Amount Paid \$ 2857
Skagit Co. Treasurer
By MAH Deputy

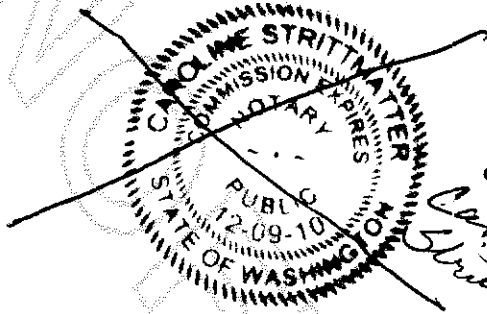
GRANTORS:


JOHN F. STIEHL


MARIE A. STIEHL

therein mentioned.

GIVEN under my hand and official seal this 16 day of June, 2007.



Caroline Strittmatter
NOTARY PUBLIC in and for
the State of Washington

My Commission Expires: 12/9/10

Caroline Strittmatter
6/16/07

The above Quit Claim Deed is accepted as joint tenants with right of survivorship subject to the restrictions and reservations above mentioned.

GRANTEES:

Rickey L Stiehl
RICKEY LEE STIEHL

David John Stiehl
DAVID JOHN STIEHL

Mark W. Stiehl
MARK WILLIAM STIEHL

STATE OF WASHINGTON)
COUNTY OF WHATCOM) ss.

On this day personally appeared before me, RICKEY LEE STIEHL, Grantee, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATE: 6/13/07



Bethany Gregory
NOTARY PUBLIC in and for the
State of Washington.
My Commission Expires: 9/19/10

COUNTRY OF JAPAN

JAPAN
DISTRICT OF THE CONSULAR SECTION
OF THE CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA
AT OSAKA-KOBE

On this day personally appeared before me, DAVID JOHN STIEHL, Grantee, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

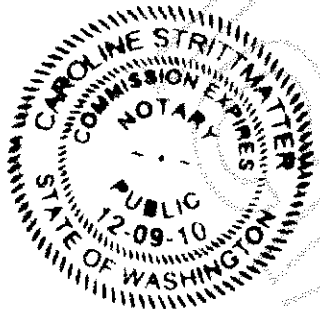
DATE: MAY 9, 2007

Paul Howard
Paul Howard
Consul

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me, MARK WILLIAM STIEHL, Grantee, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATE: 6/16/07

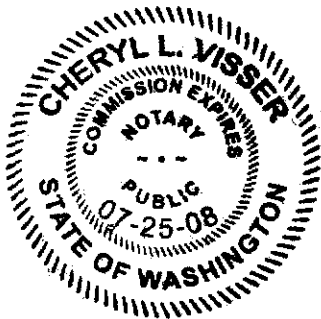


Caroline Strittmatter
NOTARY PUBLIC in and for the
State of Washington.
My Commission Expires: 12/9/07

STATE OF WASHINGTON :
) ss.
COUNTY OF WHATCOM :

On this day personally appeared before me, JOHN F. STIEHL and MARIE A. STIEHL, husband and wife, Granors, to me known to be the individuals described in and who executed the within and foregoing instrument, acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATED this 18th day of June, 2007.



Cheryl L. Visser
NOTARY PUBLIC in and for the
State of Washington, residing
at Bellingham.
Commission expires: 7-25-08



The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tracts "KX" and "RX" according to record of Survey recorded in Volume 3 of Surveys, page 66 under Auditor's File No. 8009230032, records of Skagit County, Washington. (Being a portion of Lots 17, 18 and 20, "ASSESSOR'S PLAT OF BERGMAN'S LAKE McMURRAY TRACTS") and

That portion of the Burlington Northern Railroad Company right-of-way, conveyed to deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the Easterly and Westerly lines extended of the following described property:

Those portions of Tracts 17 and 20 of the Assessor's "PLAT OF BERGMAN'S LAKE McMURRAY TRACTS" shown as Tracts "RX" and "KX" on Records of Survey recorded September 23, 1980 in Volume 3 of Surveys, page 66, under Auditor's File No. 8009230022, records of said county.



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EXHIBIT B:

Schedule "B-1" Exceptions

A. 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 tide lands, 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.)

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Alfred N. Carlson, Trustee for Lake McMurray
Right-of-Way Association
Recorded: August 25, 1987
Auditor's No.: 8708250053
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

Affects that portion of said premises lying with Burlington Northern Railroad Company right-of-way and described as Parcel B.

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Burlington Northern Railroad Company
Recorded: February 18, 1987
Auditor's No.: 8702180078
As Follows:

EXCEPTING AND RESERVING however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects that portion of said premises lying with Burlington Northern Railroad Company right-of-way and described as Parcel B.

D. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: September 23, 1980
Auditor's No.: 8009230032
(Copy Attached)



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Donald Lomsdalen and Roberta Lomsdalen,
husband and wife
Dated: May 4, 1996
Recorded: May 7, 1996
Auditor's No: 9605070064
Purpose: Driveway easement
Area Affected: Portion of subject property

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Edgar D. Borbe and Wenefrida L. Borbe, husband
and wife
Dated: July 30, 2001
Recorded: August 6, 2001
Auditor's No: 200108060060
Purpose: Ingress and egress over an existing driveway
located on the subject property

G. Encroachment by adjoining owners in their exercise of their right to use the waters of Lake McMurray.

H. Any adverse claim based upon the assertion that any portion of said premises may lie within Lake McMurray.



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