

When Recorded Return to:
LAWRENCE J. FRANKS
PO Box 131
Rockport WA 98283



200706200111
Skagit County Auditor

6/20/2007 Page 1 of 3 11:19AM

Chicago Title Company - Island Division
Order No: IMV2491 CMM Title Order No: IC42424 ✓

STATUTORY WARRANTY DEED

THE GRANTOR **AHMED M. JADDI and ELLANORA E. JADDI, husband and wife**

for and in consideration of **Sixty-Seven Thousand Five Hundred and 00/100...(\$67,500.00)**
DOLLARS

in hand paid, conveys and warrants to

LAWRENCE J. FRANKS, an unmarried person

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

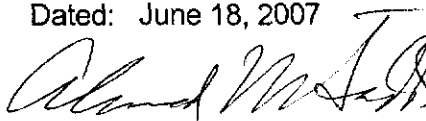
Full legal description attached hereto.

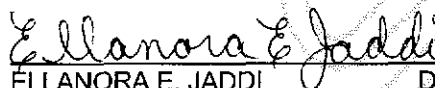
Abbreviated Legal: (Required if full legal not inserted above.) Ptn. Gov. Lot 2, Sec. 26, T35N, R9EWM.

Tax Parcel Number(s): 350926-0-017-0001 P44709

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

Dated: June 18, 2007


AHMED M. JADDI Date 6-18-07

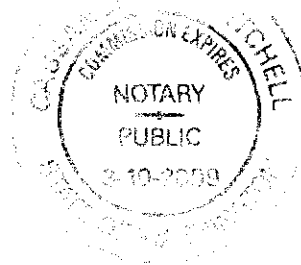

ELLANORA E. JADDI Date 6-18-07

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that AHMED M. JADDI and ELLANORA E. JADDI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-18-07

Cassandra M. Mitchell
Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



2886
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 20 2007

Amount Paid \$ 1206.50
Skagit Co. Treasurer
By MAM Deputy



200706200111

Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV2491 CMM

That portion of Government Lot 2 of Section 26, Township 35 North, Range 9 East of the Willamette Meridian, lying Northeasterly of the former Great Northern Railway right-of-way and Southerly of the State Highway right-of-way commonly known as Highway 20 and Northwesterly of the following described line:

Beginning at a point lying on the Northeasterly right-of-way line of the Great Northern Railway right-of-way a distance of 7.74 feet Southwesterly from the Southwest corner of Lot 10, Block 4, "ROCKPORT, WN", according to the plat thereof recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington;
thence Northeasterly along the West line of said Lot 10;
thence along the North end of the vacated Front Street for a total distance of 147.74 feet;
thence angle to the left 90° for a distance of 50 feet, more or less;
thence angle to the right 91° for a distance of 95 feet to the Southwest corner of that certain tract conveyed to Tate Robbins, by Deed dated June 30, 1955 and recorded July 14, 1955 under Auditor's File No. 520941;
thence along the Westerly boundary of said Tate Robbins' Tract for a distance of 67.56 feet to an intersection with the Southerly right-of-way margin of said State Highway right-of-way;

TOGETHER WITH the vacated county right-of-way known as Front Street along Parcel P75173 from the centerline of Short Street to the West, approximately 110 feet in length and 60 feet in width, in the Plat of Rockport, WN, filed in Volume 3 of Plats, at page 79, signed June 7, 1909, records of Skagit County, Washington;

EXCEPT County road Railroad Avenue #97510. Containing 0.34. Situated in the County of Skagit, State of Washington. Less any Franchises or Easements of record. As per the Order of Vacation Resolution No. R20040035, recorded in Skagit County Auditor's File No. 200402020143, records of Skagit County, Washington, dated February 2, 2004.

AND EXCEPT therefrom that certain County Road right-of-way delineated on various Skagit County Assessor's Maps and Skagit County Engineer's Maps as B.F. Hufty Road and as Sauk City Road No. XCI;

Situated in Skagit County, Washington



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