



200706260008

Skagit County Auditor

When recorded return to:

6/26/2007 Page

1 of

6 9:02AM

Mr. and Mrs. Richard LaRouche
201 Merchant Street, #2310
Honolulu, HI 96813

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 124509-SE

Grantor: Bixler Revocable Trust
Grantee: Richard LaRouche and Christine Rabe

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

WITH OPTION TO PURCHASE ADJOINING LAND

THE GRANTOR DAVID H. BIXLER and NANCY L. BIXLER, Trustees of the BIXLER REVOCABLE TRUST, dated November 3, 1987, and amended December 4, 1991 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RICHARD PAUL LaROUCHE and CHRISTINE RABE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn E 1/2, SW 1/4, 32-33-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330432-3-001-0010, P17637, 3304032-3-013-0008, P17649, 330432-3-012-0100, P109251

Subject to: Right of First Refusal to Purchase Adjoining Property attached as Exhibit "B"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 124509-SE.

Dated June 12 2007

DAVID H. BIXLER and NANCY L. BIXLER,
Trustees of the BIXLER REVOCABLE TRUST,
dated November 3, 1987, and amended December 4,
1991

David H. Bixler, Trustee
By: David H. Bixler, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2969
JUN 26 2007

Amount Paid \$ 35,605.00
Skagit Co. Treasurer
By man Deputy

Nancy L. Bixler, Trustee
By: Nancy L. Bixler, Trustee

STATE OF Washington }
County of Skagit }, SS:

I certify that I know or have satisfactory evidence that David H. Bixler and Nancy L. Bixler
signed this instrument, on oath stated They are
that _____
authorized to execute the instrument and acknowledged it as the Trustees
of Bixler Revocable Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: June 15, 2007

Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: September 11, 2010

EXHIBIT A

PARCEL "A":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in Section 32, Township 33 North, Range 4 East, W.M.,

EXCEPT the following described tract:

Beginning at the Southeast corner of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence West 20 feet, more or less, to the West line of the County road and the true point of beginning;
thence North 165 feet;
thence West 264 feet;
thence South 165 feet;
thence East 264 feet, to the true point of beginning,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 18 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in Section 32, Township 33 North, Range 4 East, W.M.,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "C": All that portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of the West 18 feet of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $88^{\circ}54'00''$ East along the North line thereof for a distance of 226.94 feet;
thence South $2^{\circ}34'59''$ West parallel with the East line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 481.58 feet;
thence North $89^{\circ}01'47''$ West parallel with the South line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 176.82 feet to the East line of the West 66 feet of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $2^{\circ}19'53''$ West along said East line for a distance of 852.28 feet to the South line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North $89^{\circ}01'47''$ West along said South line for a distance of 48.01 feet to the East line of the West 18 feet of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North $2^{\circ}19'53''$ East along said East line for a distance of 1,334.31 feet to the point of beginning,

EXCEPT the South 16.5 feet thereof, as conveyed to Skagit County for road purposes by deed dated March 7, 1912, and recorded March 18, 1912, in Volume 88 of Deeds, page 264, under Auditor's File No. 90410, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

RIGHT OF FIRST REFUSAL

Seller, David H. Bixler and Nancy L. Bixler, Trustees of the Bixler Revocable Trust, dated November 3, 1987, and amended December 4, 1991, grants to Buyer, Richard Paul LaRouche and Christine Rabe, husband and wife, the right of first refusal to purchase other property owned by the Seller commonly known as 5 acres, Parcel No. P112709: Lot 2 of Short Plat #97-057 AF# 9712100042, in Skagit County, Washington.

See attached Exhibit "A" hereto for legal description

In the event buyers do not exercise this option, seller agrees to place the following deed restrictions on P112709:

- 1) Single family residence, no mobile or manufactured homes shall be placed on this property.
- 2) No commercial use
- 3) No more than 2 outbuildings

This right of first refusal is personal to Buyer and shall expire 06/28/2009, or upon Buyer's sale of the property, whichever occurs first. If prior to the expiration of this right of first refusal, Seller receives an acceptable, written offer to purchase the other property, Seller shall give Buyer written notice of Seller's intent to accept the offer, including a copy of the offer, and Buyer shall have the right of first refusal to purchase the other property upon the same terms and conditions as are set forth in the offer. The right shall be exercised by mailing or delivering written notice to Seller within 5 days after Seller has given notice of intent to accept the offer (without regard to the expiration date). Notice, if mailed, shall be sent by certified mail, postage prepaid, to the other party at the address set forth in the Agreement, and shall be deemed to have given on the day following the date shown on the postmark of the envelope in which such notice was mailed.

David H. Bixler, Trustee
David H. Bixler, Trustee

Nancy L. Bixler, Trustee
Nancy L. Bixler, Trustee

SEE ATTACHED EXHIBIT "A"
FOR SIGNATURE AND NOTARY JURAT

Richard Paul LaRouche

Christine Rabe



200706260008
Skagit County Auditor

6/26/2007 Page

3 of

6 9:02AM

Richard Paul LaRouche

Richard Paul LaRouche

Christine Rabe

Christine Rabe

State of Hawaii }
County of Honolulu } SS:

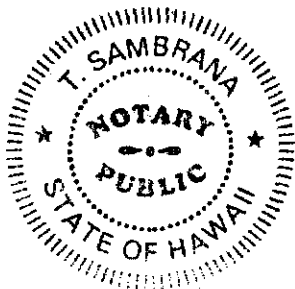
I certify that I know or have satisfactory evidence that Richard Paul LaRouche and Christine Rabe the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 18, 2007

T. Sambrana

T. SAMBRANA

Commission expires: 10/16/2009



Notary Public in and for the State of Hawaii
Residing at: Honolulu, Hawaii
My appointment expires: 10/16/2009



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Skagit County Auditor

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that David H. Bixler and Nancy L. Bixler
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Trustees
of Bixler Revocable Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: June 15, 2007



Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: September 11, 2010



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Exhibit A

Lot 2 of Short Plat No. 97-0057, approved November 6, 1997, recorded December 10, 1997, in Volume 13 of Short Plats, page 61, under Auditor's File No. 9712100042, records of Skagit County, Washington, and being a portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4, Section 32, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

9801070057



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6/26/2007 Page

6 of

6 9:02AM