



200706280141
Skagit County Auditor

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WHEN RECORDED RETURN TO:

John E. Poffenbarger
Stoel Rives LLP
600 University Street, Suite 3600
Seattle, WA 98101

STATUTORY WARRANTY DEED

NAME OF GRANTOR: FOHN LAND II L.L.C.

NAME OF GRANTEE: FOHN LAND III L.L.C.

LEGAL DESCRIPTION: Pt. Lt 2 SP NO. 48-88
1. See Schedule 1 attached
2. Full legal description is on Exhibit A of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS: See Schedule 2 attached
P23089

SCHEDULE 1

Abbreviated Legal Description

1. Portion of Lot 2, Skagit County Short Plat No. 48-88.
2. East 30 acres of the tract described as the South 75 rods of the S 1/2 of the NW 1/4 of Section 33, Township 34 N, Range 3 East, W.M.
3. Portion of the South 75 rods of the South 1/2 of the NW 1/4 of Section 33.
4. East 30 Acres of the S 1/2 of the N 1/2 of the SE 1/4 of Section 33, Township 34 N, Range 3 E.
5. Portion of the N 1/2 of the N 1/2 of the SW 1/4 of Section 33, Township 34 N, Range 3 E.
6. South 10 feet of the E 10 feet of the SE 1/4 of the NW 1/4 of Section 33, Township 34 N, Range 3 East.
7. North 605.43 feet of the tract described as a portion of the S 75 rods of the S 1/2 of the NW 1/4 of Section 33, Township 34 N, Range 3 E.
8. Portion of the S 75 rods of the S 1/2 of the NW 1/4 of Section 33, Township 34 N, Range 3 East.
9. An easement for ingress, egress and utilities over, under and across a strip of land described as a portion of the N 605.43 feet of the S 75 rods of the S 1/2 of the NW 1/4 of Section 33, Township 34 N, Range 3 E.
10. Portion of the S 1/2 of the N 1/2 of the S 1/2 of Section 33, Township 34 N, Range 3 E.
11. Portion of the N 1/2 of the N 1/2 of N 1/2 of the SE 1/4 of Section 33, Township 34 N, Range 3 E.
12. Portion of the S 1/2 of the N 1/2 of the N 1/2 of the SE 1/4 of Section 33, Township 34 N, Range 3 E.



SCHEDULE 2

Assessor's Property Tax Parcel Account Numbers:

340333-2-010-0002	P23089
340333-2-011-0100	P23090
340333-3-001-0001	P23091
340333-3-002-0216	P23095
340333-4-005-0112	P23113
340333-3-002-0513	P23100
340333-4-005-0013	P23111
340333-2-001-0003	P23078
340333-2-003-0001	P23080
340333-4-003-0007	P23108
340333-4-004-0006	P23109
340333-2-007-0106	P23086
340333-4-007-0102	P23115



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STATUTORY WARRANTY DEED

GRANTOR, FOHN LAND II L.L.C., a Washington limited liability company, hereby transfers, conveys and warrants to FOHN LAND III L.L.C., a Washington limited liability company, all of Grantor's interest in the following described real estate, together with all buildings thereon or improvements thereto, situated in the County of Skagit, State of Washington:

See Attached Exhibit "A"

SUBJECT TO: All mortgages, encumbrances, liens for non-delinquent taxes, assessments, easements, reservations, restrictions, conditions and covenants of record, if any, and any leases of said property.

DATED: The 5th day of JUNE, 2007.

GRANTOR:

FOHN LAND II, L.L.C.

By: Joseph L. Fohn
Joseph L. Fohn, Class A Member

By: Bertha M. Fohn
Bertha M. Fohn, Class A Member

3035
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JUN 28 2007
Amount Paid \$
Skagit Co. Treasurer
By MAM Deputy



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JOSEPH L. FOHN and BERTHA M. FOHN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 5th day of JUNE,
2007.

Signature: 

Name (Print): RICHARD J. FOHN

**RICHARD J. FOHN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 10, 2009**

NOTARY PUBLIC in and for the State
of Washington, residing at Bon, WA

My appointment expires: 1-10-2009



EXHIBIT A

Parcel 1: Lot 2 of Skagit County Short Plat No. 48-88, approved November 3, 1988 and recorded November 4, 1988, under Auditor's File No. 8811040006 in Book 8 of Short Plats, Page 82, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 34 North, Range 3 East, W.M. and a portion of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Lot 2 of Skagit County Short Plat No. 48-88, approved November 3, 1988 and recorded November 4, 1988, under Auditor's File No. 8811040006, in Book 8 of Short Plats, Page 82, records of Skagit County, Washington, described as follows:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 28;
thence East along the Section line 338 feet, more or less, to the point where the road and slough intersect;
thence Northerly and Westerly along the Southerly bank of the Slough to the West line of said Section;
thence South 156 feet, more or less, to the point of beginning;

EXCEPT road and ditch rights of way;

EXCEPT from all of the above that portion conveyed to Skagit County for road purposes by deed recorded February 27, 1963 under Auditor's File No. 632581.

Property in Open Space

The property herein is subject to farm and agricultural classification pursuant to agreement recorded February 27, 1975, under Auditor's File Numbers 763398 and 813965. The Grantee herein agrees to continue said classification and assume any penalties, or interest thereon, which may result from withdrawal from said classification.



Parcel 2: The East 30 acres of the following described tract:

The South 75 rods of the South 1/2 of the Northwest 1/4 of Section 33, Township 34 North, Range 3 East, W.M., EXCEPT that portion thereof lying South and West of the County road, ALSO EXCEPT that portion lying within the boundaries of the following described tract of land:

Beginning at a point 5.75 chains North of the quarter post between Sections 32 and 33, Township 34 North, Range 3 East, W.M.; thence North 14 chains; thence South 4° East 9.25 chains; thence South 14° East 1.65 chains; thence South 9 1/2° East 2.20 chains; thence South 51 1/2° West 1.80 chains to the point of beginning, EXCEPT County road and ditch rights-of-way, ALSO EXCEPT those portions conveyed to Skagit County by Deeds dated October 7, 1950, and November 14, 1963, recorded under Auditor's File Nos. 452180 and 643261.

ALSO EXCEPT the South 10 feet of the East 10 feet thereof, together with an easement for ingress and egress over and across the South 10 feet of the East 10 feet of the above described parcel and over and across the North 10 feet of the East 10 feet of the following described real property:

That portion of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 34 North, Range 3 East, W.M., lying Easterly of the Chilberg Road as it existed on January 16, 1967, EXCEPT dike and ditch rights-of-way, EXCEPT that portion, if any, lying within the West 12 rods of the North 6 rods 11 feet of the Northwest 1/4 of the Southwest 1/4 of said Section, AND EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded, under Auditor's File No. 700272.

Parcel 3: That portion of the South 75 rods of the South 1/2 of the Northwest 1/4 of said Section 33, lying Easterly of a line established in Judgment Quieting Title, filed July 12, 1982, in Skagit County S.C. 82-2-00174-3 and Westerly of the West line of Parcel "2" described above.

Parcel 4: The East 30 Acres of the South half (S 1/2) of the North half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-Three (33), Township Thirty-Four (34) North, Range Three (3), E.W.M., EXCEPT road.

SUBJECT To Easement, including the terms and conditions thereof:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, its successors or assigns

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Seattle-3366616.1 0028386-00006



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Skagit County Auditor

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Dated: August 27, 1953
Recorded: September 8, 1953
Auditor's No.: 492443
Purpose: Pipe or pipes, line or lines for the transportation of water
Area Affected: The Easterly 20 feet of the above described tract of land

Parcel 5: That portion of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 34 North, Range 3 East, W.M., lying Easterly of Chilberg Road as it existed on January 16, 1967, EXCEPT dike and ditch rights-of-way, EXCEPT that portion, if any, lying within the West 12 rods of the North 6 rods 11 feet of the Northwest 1/4 of the Southwest 1/4 of said Section, AND EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 700272.

Parcel 6: The South 10 feet of the East 10 feet of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 34 North, Range 3 East, W.M.

Parcel 7: The North 605.43 feet of the following described tract of land:

The South 75 rods of the South half of the Northwest quarter of Section 33, Township 34 North, Range 3 East, W.M., EXCEPT that portion thereof lying South and West of the county road, ALSO EXCEPT that portion lying within the boundaries of the following described tract of land:

Beginning at a point 5.75 chains North of the quarter post between Sections 32 and 33, Township 34 North, Range 3 East, W.M.; thence North 14 chains; thence South 4° East 9.25 chains; thence South 14° East 1.65 chains; thence South 9 1/2° East 2.20 chains; thence South 51 1/2° West 1.80 chains to the place of beginning. EXCEPT county road and ditch rights of way, ALSO EXCEPT those portions conveyed to Skagit County, by deeds dated October 7, 1950 and November 14, 1963 recorded under Auditor's File Nos. 452180 and 643261. ALSO EXCEPT the East 30 acres thereof.

SUBJECT TO: Easement for ingress, egress and utilities in favor of L. EUGENE JOHNSON disclosed by Skagit County SC 42588, affecting a portion of said premises.

Parcel 8: The South 75 rods of the South 1/2 of the Northwest 1/4 of Section 33, Township 34 North, Range 3 East, W.M.; EXCEPT the East 30 acres thereof; AND EXCEPT that portion thereof lying South and West of the County road; AND ALSO EXCEPT the North 605.43 feet thereof; AND



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ALSO EXCEPT that portion lying within the boundaries of the following described tract of land:

Beginning at a point 5.75 chains North of the quarter post between Sections 32 and 33, Township 34 North, Range 3 East, W.M.; thence North 14 chains; thence South 4° East, 9.25 chains; thence South 14° East, 1.65 chains; thence South 9 1/2° East, 2.20 chains; thence South 51 1/2° West, 1.80 chains to the place of beginning; EXCEPT County road and ditch rights-of-way; AND EXCEPT those portions conveyed to Skagit County by Deeds dated October 7, 1950 and November 14, 1963, recorded under Auditor's File Nos. 452180 and 643261.

Parcel 9: An easement for ingress, egress and utilities over, under and across a strip of land described as follows:

The North 605.43 feet of the South 75 rods of the South 1/2 of the Northwest 1/4 of Section 33, Township 34 North, Range 3 East, W.M.; EXCEPT the East 30 acres thereof; AND EXCEPT that portion thereof lying South and West of Best Road, County road. Said Easement being more particularly described as follows:

Beginning at the Northwest corner of said tract of land; thence South 4°33'09" East along the East right-of-way line of the Best Road a distance of 358.74 feet to the true point of beginning of this easement description; thence South 37°27'28" East a distance of 60.75 feet; thence South 8°27'11" East a distance of 44.10 feet; thence South 6°50'37" East a distance of 50.04 feet; thence South 5°41'52" East a distance of 100.02 feet; thence South 18°35'18" East a distance of 4.55 feet to a point on the South line of the above described tract of land; thence South 88°14'20" West along said South line of the above described tract of land a distance of 17.09 feet; thence North 5°07'31" West a distance of 103.59 feet; thence North 6°50'38" West a distance of 50.04 feet; thence North 24°32'05" West a distance of 46.82 feet; thence South 85°26'51" West a distance of 5.00 feet to a point on the East right-of-way line of Best Road; thence North 4°33'09" West along said East right-of-way line of the Best Road a distance of 51.00 feet to the true point of beginning of this property description.

Parcel 10: That portion of the South 1/2 of the North 1/2 of the South 1/2 of Section 33, Township 34 North, Range 3 East, W.M., lying Easterly of the Easterly line of the County road known as the Chilberg Road, EXCEPT that portion thereof lying within the boundaries of the East 30 acres of the South



1/2 of the North 1/2 of the South 1/2 of said Section 33, AND EXCEPT road and ditch rights-of-way.

SUBJECT TO: The previous Grantors', their heirs' and assigns' right to cut or trim on the above described property, trees and brush to maintain an unrestricted view from such Grantors' adjacent real property.

Parcel 11: The North 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 33, Township 34 North, Range 3 East, W.M., EXCEPT Drainage District No. 15 right of way, AND ALSO EXCEPT the as built and existing County road running along the East line thereof commonly known as Bradshaw Road.

The property herein is subject to farm and agricultural classification pursuant to agreement recorded December 22, 1971, under Auditor's File Number 762171. The Grantee herein agrees to continue said classification and assume any penalties, or interest thereon, which may result from withdrawal from said classification.

Parcel 12: The South 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 33, Township 34 North, Range 3 East, W.M., EXCEPT ditch and dike rights of ways; AND ALSO EXCEPT the as built and existing County road running along the East line thereof commonly known as Bradshaw Road.

The property herein is subject to farm and agricultural classification pursuant to agreement recorded December 22, 1971, under Auditor's File Number 762171. The Grantee herein agrees to continue said classification and assume any penalties, or interest thereon, which may result from withdrawal from said classification.

