



200707020177

Skagit County Auditor

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FILED FOR RECORD AT REQUEST OF:

WILLIAM R. McCANN
P.O. Box 405
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED

P24504

THE GRANTOR: LARRY G. GADBOIS, personal representative of the Estate of Suzanne M. Gadbois.

For and in consideration of PROBATE,

Conveys and warrants to: LARRY G. GADBOIS, as his sole and separate property,

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

PARCEL A

That portion of the East Half of the Northwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, lying Easterly of the Mud Lake Road and Southerly and Southwesterly of the following described line set forth in Boundary Line Adjustment recorded April 20, 2000, under Auditor's File No. 2004200052, records of Skagit County, Washington, as follows:

Commencing at the Northeast corner of the said subdivision;
Thence South $00^{\circ}40'26''$ West along the East line thereof, a distance of 1935.21 feet to the initial point of this line description;
Thence North $87^{\circ}57'59''$ West parallel with the North line of the Southeast Quarter of the Northwest Quarter of said Section 11, a distance of 436.87 feet;

Thence North 19°24'24" West, a distance of 1,031.94 feet to the Southeasterly line of Mud Lake Road and terminus of the line description.

EXCEPT those portions conveyed or established as County Roads known as Swan Road, Mud Lake Road and Babcock Road.

PARCEL B

That portion of the Northeast Quarter of the Southwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of the North line of the County Road known as Babcock Road.

PARCEL C

That portion of the North 660 feet of the Northeast Quarter of the Northwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, lying Westerly of the County Road known as Mud lake Road;

EXCEPT any portion thereof lying South of a line 660 feet North of and parallel to the South line of said Northeast Quarter of the Northwest Quarter

PARCEL D

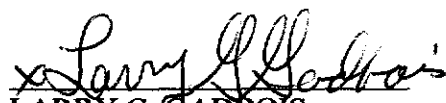
That portion of the East Half of the Northwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, which lies Westerly of Babcock Road and Mud Lake Road;

EXCEPT therefrom the North 660 feet thereof.

ALL situated in Skagit County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 22, 2007, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchase in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated: 6-25-07


LARRY G. CADBOIS

3138
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 2 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy



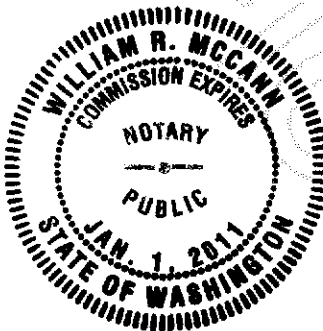
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On this 25 day of June, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LARRY G. GADBOIS, to me known to be the individual who executed the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above-written

William R. McCann

Notary Public in and for
the State of Washington
Residing at Sedro Woolley
My Commission Expires 1-1-11



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