



200707110084

Skagit County Auditor

7/11/2007 Page

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2 12:04PM

AFTER RECORDING MAIL TO:

Dennis R. Williams
300 N. Commercial Street
Bellingham, WA 98225

WARRANTY DEED

Reference numbers of related documents: 200703060103

Grantor(s): EMERALD EXCHANGE, LLC, a Washington Limited Liability Company

Grantee(s): Rodney W. Graber and Sharon I. Graber, husband and wife, husband and wife

Legal Description (abbreviated): ptn Gov. Lot 4, 26-36-2 E W.M.

Assessor's Tax Parcel Number(s): 360226-0-042-0006 (P47154)

EMERALD EXCHANGE, LLC, a Washington Limited Liability Company, conveys and warrants to Rodney W. Graber and Sharon I. Graber, husband and wife, Grantees, the following described real property in the County of Skagit, State of Washington, free of encumbrances except as specifically set forth herein.

SEE ATTACHED EXHIBIT A

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Tax Parcel #360226-0-042-0006 (P47154)

3250
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 9th day of July, 2007

JUL 11 2007

EMERALD EXCHANGE, LLC

Dennis R. Williams

By Dennis R. Williams, Manager

Amount Paid \$0
Skagit Co. Treasurer
By *MDM* Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that Dennis R. Williams signed this instrument and acknowledged it to be the free and voluntary act of Emerald Exchange, LLC, for the uses and purposes mentioned in the instrument.

Dated: July 9, 2007.

Deborah D. Flory

Notary Public

My appointment expires 10-22-2007



EXHIBIT A

THAT PORTION OF THE NORTH 5 ACRES OF THE WEST ½ OF GOVERNMENT LOT 4, OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 00'00" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 715.80 FEET; THENCE SOUTH 89 DEGREES 44'30" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 135.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 44'30" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 90.00 FEET; THENCE NORTH 02 DEGREES 21'00" EAST TO A POINT ON THE GOVERNMENT MEANDER LINE; THENCE NORTHERLY AND WESTERLY ALONG THE GOVERNMENT MEANDER LINE TO A POINT THAT BEARS NORTH 00 DEGREES 00'00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00'00" WEST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 00'00" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 695.8 FEET; THENCE SOUTH 89 DEGREES 44'30" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 44'30" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 629.6 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF SAID GOVERNMENT LOT 4; THENCE NORTH 00 DEGREES 12'40" EAST, ALONG THE EAST LINE OF THE WEST ½ OF SAID GOVERNMENT LOT 4, A DISTANCE OF 20.0 FEET; THENCE NORTH 89 DEGREES 44'30" WEST A DISTANCE OF 629.67 FEET TO A POINT THAT BEARS NORTH 00 DEGREES 00'00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00'00" WEST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THE SECOND CLASS TIDELANDS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF ADJACENT TO OR ABUTTING UPON THAT PORTION AS DESCRIBED ABOVE.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.