

When recorded return to:

Michael J. Spink, Managing Member
Attn: Mike Spink,
1016 South 3rd
Mount Vernon, WA 98273



200707110134
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: B91783

Statutory Warranty Deed
FIRST AMERICAN TITLE CO.
B91783E

THE GRANTORS William E. Bounds and June M. Bounds, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GMT PROPERTIES, LLC, a Washington Limited Liability Corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 20, Township 36, Range 4; Ptn. S 1/2 NW (aka Trs. A, B & C, SP #60-73)

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easments, as per attached Exhibit "B"

Tax Parcel Number(s): P49498, 360420-0-001-0405, P49499, 360420-0-001-0504, P49497, 360420-0-001-0306

Dated July 10, 2007

William E. Bounds

June M. Bounds

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3268
JUL 11 2007

Amount Paid \$ 4361.55
Skagit Co. Treasurer
By *mam* Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William E. Bounds and June M. Bounds, the persons 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.

Date: 7-10-2007

Sandra D. Olson



Notary Public in and for the State of Washington
Residing at Burlington, Washington
My appointment expires: 2-20-07

EXHIBIT A

That portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the County Road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20; thence South $0^{\circ}17'44''$ East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 20; thence South $88^{\circ}51'50''$ East, along the South line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1,280.47 feet to an intersection with the Westerly margin of said County Road; thence South $31^{\circ}33'00''$ East, along said Westerly margin, 71.29 feet to the true point of beginning; thence continue South $31^{\circ}33'00''$ East along said Westerly margin 100.00 feet; thence South $65^{\circ}03'00''$ West 420 feet, more or less to said centerline of Friday Creek; thence Northerly along said centerline to a point that is North $88^{\circ}51'50''$ West from the true point of beginning; thence South $88^{\circ}51'51''$ East 210 feet, more or less, to the true point of beginning. (Also known as Tract "A", Short Plat No. 60-73, approved on December 26, 1973)

ALSO, that portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the County Road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20; thence South $0^{\circ}17'44''$ East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 20; thence South $88^{\circ}51'50''$ East, along the South line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1,280.47 feet to an intersection with the Westerly margin of said County Road; thence South $31^{\circ}33'00''$ East, along said Westerly margin, 171.29 feet to the true point of beginning; thence continue South $31^{\circ}33'00''$ East, along said Westerly margin, 120.00 feet; thence South $62^{\circ}13'00''$ West 435 feet, more or less, to said centerline of Friday Creek; thence Northerly along said centerline to a point that is South $65^{\circ}03'00''$ West from the true point of beginning; thence North $65^{\circ}03'00''$ East 420 feet, more or less, to the true point of beginning. (Also known as Tract "B", Short Plat 60-73, approved on December 26, 1973)

ALSO, that portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the County Road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20; thence South $0^{\circ}17'44''$ East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 20; thence South $88^{\circ}51'50''$ East, along the South line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1,280.47 feet to an intersection with the Westerly margin of said County Road; thence South $31^{\circ}33'00''$ East, along said Westerly margin, 291.29 feet to the true point of beginning; thence continue South $31^{\circ}33'00''$ East, along said Westerly margin 130.00 feet; thence South $61^{\circ}07'00''$ West 400 feet, more or less, to said centerline of Friday Creek; thence Northerly along said centerline to a point that is South $62^{\circ}13'00''$ West from the true point of beginning; thence North $62^{\circ}13'00''$ East 435 feet, more or less, to the true point of beginning. (Also known as Tract "C", Short Plat No. 60-73, approved on December 26, 1973)



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EXHIBIT "B"

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Friday Creek

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



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