



200707180123

Skagit County Auditor

7/18/2007 Page

1 of

4 4:00PM

When recorded return to:

Nicholas B. Goche
29411 S. Skagit Hwy
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 92146

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
92146
separate estate

THE GRANTORS Janice Schneider, a single woman, as to an undivided 2/5 interest and Kevin W. Schneider, a single man, as to an undivided 1/5 interest and Barbara Bartlett, as her , as to an undivided 1/5 interest and Nancy L. McAdow, a married woman as her separate estate, as to an undivided 1/5 interest and Sean Lee, spouse of Nancy L. McAdow, as to his presumptive community property interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas B. Goche, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 21, Township 35, Range 5; Ptn. Gov. Lot 2

Tax Parcel Number(s): P40060, 350521-4-002-0007, P110983, 350521-4-002-0304, P109929, 350521-4-002-0205, P109158, 350521-4-002-0106

That part of Lot 2 Section 21, Township 35 North, Range 5 East of the Willamette Meridian lying South of County road, EXCEPT the following described tract:

Beginning at a point on the West line of said Lot where same is intersected by the South line of County road; thence Easterly along the South line of road 440 feet; thence South to SkiYou Slough; thence Westerly along the North Bank of slough to the West line of said Lot 2; thence North to the point of beginning.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated July 16, 2007

³⁴¹²
JUL 18 2007

Janice Schneider
Janice Schneider

Amount Paid \$ 1607.00
By Barbara Bartlett
Skagit Co. Treasurer

[Signature]
Kevin Schneider

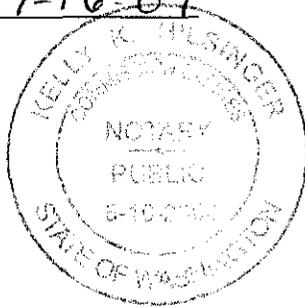
Nancy McAdow
Nancy McAdow

[Signature]
Sean Lee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Janice Schneider, ~~Barbara Bartlett~~, Kevin Schneider and Nancy McAdow and Sean Lee are the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-16-07



Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008

When recorded return to:

Nicholas B. Goche
29411 S. Skagit Hwy
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 92146

Statutory Warranty Deed

THE GRANTORS Janice Schnider, a single woman, as to an undivided 2/5 interest and Kevin W. Schnider, a single man, as to an undivided 1/5 interest and Barbara Bartlett, as her separate estate, as to an undivided 1/5 interest and Nancy L. McAdow, a married woman as her separate estate, as to an undivided 1/5 interest and Sean Lee, spouse of Nancy L. McAdow, as to his presumptive community property interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas B. Goche, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
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Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

Dated July 16, 2007

Janice Schnider

Barbara Bartlett

Barbara Bartlett

Kevin Schnider

Nancy McAdow

Sean Lee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Janice Schnider, Barbara Bartlett, Kevin Schnider and Nancy McAdow and Sean Lee are the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

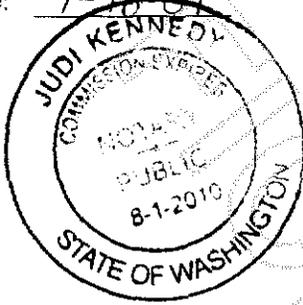
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Barbara Bartlett is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-18-07



Judi Kennedy Judi Kennedy
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 8-1-2010

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America and its assigns
Auditor's No.: 748026
Purpose: Electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables and appurtenances as are necessary thereto
Area Affected: A strip of land 150 feet in width

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Paul Schneider
And: Washington Department of Fish and Wildlife
Dated: May 13, 1996
Recorded: May 15, 1996
Auditor's No.: 9605150043
Regarding: Land use and access

C. 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: Skiyou Slough

D. 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.)

E. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



200707180123
Skagit County Auditor