

When recorded return to:

Ms. Barbara Schaeffer
11605 N. White House Street
Spokane, WA 99218



200709250063
Skagit County Auditor

9/25/2007 Page 1 of 3 11:40AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 126764-PE

Grantor: Willis Dee Harshman
Grantee: Barbara Schaeffer

LAND TITLE COMPANY

126764-pe

Statutory Warranty Deed

THE GRANTOR WILLIS DEE HARSHMAN, a single man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BARBARA SCHAEFFER, a single woman the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A ptn of Gov. Lot 8, 25-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340325-0-020-0004, P22689, IOP, 340325-0-020-0200, P118700

SUBJECT TO: Seller reserves an easement for ingress and egress to the existing barn across the northern most nine(9) feet of the property being sold. Said easement is exclusive to the Seller, himself or his heir, MOLLY HARSHMAN and is non-transferrable or assignable to any other person. Seller grants the Buyer a nine(9) foot easement for ingress and egress on the Seller's existing road on the northern most portion of the roadway abutting the southermost border of the property the Buyer is purchasing.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 126764-PE.

FIRST RIGHT OF REFUSAL -- SEE EXHIBIT "B"

Dated September 17, 2007

Willis Dee Harshman
Willis Dee Harshman

4500
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 25 2007

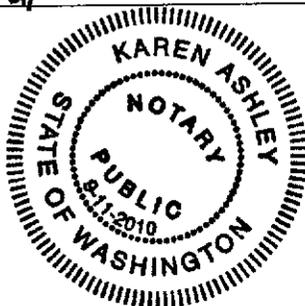
Amount Paid \$
Skagit Co. Treasurer
By *MF* Deputy

1429.00

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Willis Dee Harshman the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his he free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 21 2007



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010

EXHIBIT A

That portion of Government Lot 8, Section 25, Township 34 North, Range 3 East W.M., as follows:

Beginning at the Southeast corner of said Government Lot 8 (Southeast Section corner):
thence North 1°01'31" West along the East line of said Government Lot 8 (East line of the Southeast ¼ of Section 25) for a distance of 822.35 feet, more or less, to the Southeast corner of said North 30 rods (495.00 feet) of Government Lot 8;
thence South 89°19'59" West along the South line of said North 30 rods (495.00 feet) for a distance of 20.00 feet, more or less, to the Westerly right of way margin of Dike Road and being the true point of beginning;
thence continue South 89°19'59" West along said South line for a distance of 140.00 feet;
thence South 0°30'10" West for a distance of 144.34 feet;
thence South 88°24'12" East for a distance of 144.00 feet, more or less, to said Westerly right of way margin of Dike Road at a point bearing South 1°01'31" East from the true point of beginning;
thence North 1°01'31" West along said Westerly right of way margin for a distance of 150.00 feet more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



200709250063
Skagit County Auditor

EXHIBIT "B"

FIRST RIGHT OF REFUSAL

As a condition of purchase of this property, if Barbara Schaeffer sells this property during her lifetime, MOLLY HARSHMAN, daughter of WILLIS HARSHMAN, is granted second right of refusal to purchase said property after BARBARA SCHAEFFER's children, who are RYAN EVANS and KYLA NIELSEN, are tendered first right of refusal. Notice of tender of first right of refusal to MOLLY HARSHAM shall be sufficient if delivered by 1st class mail to the following address: P.O. Box 787, Ferndale, WA 98248

MOLLY HARSHMAN must exercise this first right of refusal within 60 days of the date of mailing of the first class mail notifying her that the property is being sold.



200709250063
Skagit County Auditor