



200711160094

Skagit County Auditor

When recorded return to:

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Allan B. Frederickson, Managing Member
Post Office Box 478
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number B93222

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B93222E

THE GRANTOR Edison Sterling Co., Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fredrickson & Gunerius, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 1 and 2, Block 3, "HALLER'S SECOND ADDITION TO THE TOWN OF EDISON"

Tax Parcel Number(s): P72959, 4099-003-002-0105

The West ½ of Lots 1 and 2, Block 3, EXCEPT the North 10 feet thereof, AND ALSO EXCEPT that portion thereof lying South of the South line of Lot 8, Block 1, produced all in "TOWN PLAT OF EDISON (HALLER'S ADDITION)", as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH the vacated alley adjacent thereto which upon vacation reverted to said premises by operation of law.

Dated Nov. 5, 2007

Edison Sterling Co., Inc.

By: Eron M. Berg, President

5296
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 16 2007

Amount Paid \$ 2141.00
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eron M. Berg is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/authorized to execute the instrument and acknowledge that as the President of Edison Sterling Co., Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

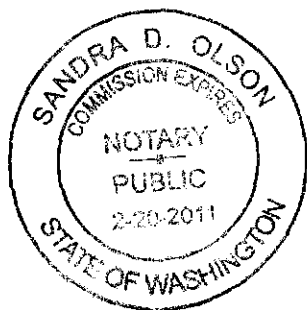
Dated: 11-6-2007Notary Public in and for the State of WashingtonResiding at Burlington, WaMy appointment expires: 2-20-2011

EXHIBIT "A"

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: Edison Slough (aka Samish River) (aka North Samish River)

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.)

C. Right-of-way of Diking District No. 19, if any, as appropriated in Skagit County Superior Court along the North and East lines of the subject property.

D. The affect, if any, of the following:

EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of:	David A. Van Wieringen, et ux
Recorded:	April 17, 1995
Auditor's No.:	9504170008
For:	Ingress and other purposes
Affects:	Southerly portion of the subject property



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