

When recorded return to:

Mr. and Mrs. Keith Earnst
13544 Trumpeter Lane
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number B92861



200712070077
Skagit County Auditor

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Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Bulson Road Holdings LLC for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to **Keith D. Earnst and Maria I. Earnst**** the following described real estate, situated in the County of Skagit, State of Washington. **husband and wife

Abbreviated Legal:
Section 24, Township 35, Range 4; Ptn. NE NE

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P37469, 350424-0-098-0000, P102431, 350424-1-001-0100

Dated 11/27/2007

Bulson Road Holdings LLC

By: William H. Lloyd, Managing Member

5564
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 07 2007

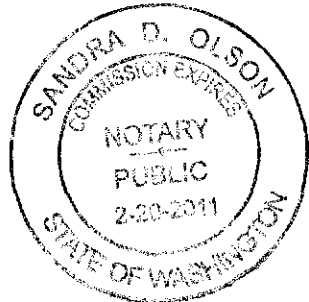
Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

57,855.00

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William H. Lloyd
is/are the person(s) who appeared before
me, and said person(s) acknowledge he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Managing Member of Bulson Road Holdings LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-8-07



Notary Public in and for the State of Washington
Residing at Burlington, VA
My appointment expires: 2-2-2011

EXHIBIT A

PARCEL "A":

The East $\frac{1}{2}$ of the following described property:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning on the South line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 666.5 feet East of its Southwest corner; thence North 195 feet; thence East 223.5 feet thence South to the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of the East one-third of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$,

EXCEPT that portion thereof conveyed to the State of Washington for road right-of-way, by instrument recorded February 13, 1952, under Skagit County Auditor's File No. 472953.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West right-of-way line (40 feet from centerline) of Township Road with the North right-of-way line (75 feet from centerline) of Secondary State Highway No. 1-A; thence South $88^{\circ}33'29''$ West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North $88^{\circ}51'15''$ West along said line 20 feet North of said Southerly line and parallel with said Southerly line, a distance of 188.90 feet to the true point of beginning; thence North $0^{\circ}00'00''$ East a distance of 152.02 feet; thence South $88^{\circ}51'15''$ East, parallel with said South line, a distance of 63.18 feet to a point that bears North $88^{\circ}51'15''$ West and is 202.00 feet distant from the West line of said Township Road; thence North $00^{\circ}00'00''$ East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North $88^{\circ}51'15''$ West parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South $00^{\circ}17'16''$ East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South $88^{\circ}51'15''$ East along said parallel line, a distance of 140.00 feet to the true point of beginning.

(Also known as Lot 2 of that Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

PARCEL "C":

A non-exclusive easement for ingress and egress over and across the North 30 feet of Tracts 1 and 2 hereinafter described, as established by document recorded as Auditor's File No. 200102080045.



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PARCEL "D":

A non-exclusive easement for the installation, construction, repair and maintenance of utilities over, under and across the South 20 feet of Tracts 2 and 3 hereinafter described, as established by documents recorded as Auditor's File No. 200101220091.

Tract 1:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M..

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 146.5 feet; thence South 120 feet; thence East 146.5 feet; thence North 120 feet to the point of beginning.

Tract 2:

The West 65.5 feet of the following described tract:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right-of-way a distance of 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract; thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right-of-way; thence South parallel with the West line of State Highway right-of-way, a distance of 207 feet; thence East a distance of 212 feet to the point of beginning.

Tract 3:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right-of-way 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West 146.5 feet to the Southwest corner of said Anderson Tract; thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right-of-way; thence South parallel to the West line of said State Highway right-of-way a distance of 207 feet; thence East 212 feet to the point of beginning,

EXCEPT the West 65.5 feet thereof.



EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Art L. Osborne, et ux
Dated: May 3, 2001
Recorded: May 4, 2001
Auditor's No.: 200105040066
Purpose: Sewer line
Area Affected: West 10 feet of Parcel "A" and North 10 feet of Parcel "A"

Said easement discloses a pre-existing sewer line along a Northerly portion of Parcel "A".

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John W. Ellis and Shannon Ellis, husband and wife
Dated: January 11, 2001
Recorded: February 8, 2001
Auditor's No.: 200102080044
Purpose: Ingress, egress and utilities
Area Affected: A 30 foot wide portion of Parcel "B"

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John W. Ellis and Shannon Ellis, husband and wife
Dated: January 11, 2001
Recorded: February 8, 2001
Auditor's No.: 200102080046
Purpose: Installation, construction, repair, replacement and maintenance of a sign
Area Affected: East 10 feet of the South 10 feet of Parcel "B"

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 12, 1991
Auditor's No.: 9107120026



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