

When recorded return to:

Shane L. Huffaker
310 Myrtle Street #203
Mount Vernon, WA 98273



200712140134
Skagit County Auditor

12/14/2007 Page 1 of 3 3:50PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93242

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B93242-1

THE GRANTORS Brian L. Breckenridge and Lori A. Breckenridge, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shane L. Huffaker, a single man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Lots 9-16, Block 8, and Lots 1-6, Block 9, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON"

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, a per attached Schedule B-1, made a part hereof.

Tax Parcel Number(s): P75094, 4145-008-016-0003

Dated 11/12/2007

Brian L. Breckenridge
Brian L. Breckenridge

Lori A. Breckenridge
Lori A. Breckenridge

5662
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 14 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$3209.08
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Brian L. Breckenridge and Lori A. Breckenridge, 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: 11-13-07

[Signature]

Notary Public in and for the State of Washington
Residing at Burlington, wa Sedro Woolley, WA
My appointment expires: 10-9-10

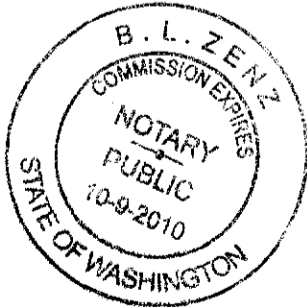


EXHIBIT A

Lots 9 through 16, inclusive, Block 8 and Lots 1 through 6, inclusive, Block 9, all in the plat of, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 107, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Walnut Street abutting thereon which have reverted to said premises by operation of law.

EXCEPT the North 190 feet thereof as measured parallel with the North line thereof.



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Schedule "B-1"

EXCEPTIONS:

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

Recorded: April 7, 1983
Auditor's No.: 8304070018

Said matters include but are not limited to the following:

- 1. Fence location

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: September 21, 1999
Recorded: September 28, 1999
Auditor's No.: 199909280087
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

D. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: February 26, 2007
Auditor's No.: 200702260201

E. RESERVATION CONTAINED IN DEED:

Executed by: Brian L. Breckenridge and Lori A. Breckenridge
Recorded: July 30, 2007
Auditor's No.: 200707300157
As Follows:

"The two above described separate contiguous lots are a recombination or reaggregation of two differently described lots owned by the Grantees. This boundary adjustment is not for the purposes of creating an additional building lot."

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 13, 2007
Auditor's No.: 200711130190

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County, Planning & Development Services
Recorded: November 15, 2007
Auditor's No.: 200711150099
Regarding: Conditional Use Permit PL99-0443

Reference is hereby made to the record for the full particulars of said notice/agreement may have changed or may in the future change



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