



200801070106

Skagit County Auditor

1/7/2008 Page

1 of 10 1:34PM

When recorded return to:

Mark Rowley Attorney
1111 Fairview Avenue North
Seattle, WA 98109

Recorded at the request of:

First American Title
File Number 93427

Statutory Warranty Deed

THE GRANTORS Carol R. Ross, as her separate estate, and Adele R. Turner, who also appears of record as Adele R. Slind, as her separate estate, each as to an undivided one-half interest as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Saltchuk Resources, Inc. the following described real estate, situated in the County of Skagit, State of

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 5, Township 35, Range 3; Ptn. Gov. Lots 2 and 4; and
Section 32, Township 36, Range 3; Ptn. Gov. Lots 4, 8 and 9

93427E 1

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, a per attached Exhibit "B"

Subject to easement to record concurrently for ingress, egress and utilities
The attached described property will be combined or aggregated with contiguous property, taxed under tax parcel P33811, owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by David Rorden 1/3/2008 of the Skagit
County Planning Department.

Tax Parcel Number(s): P48505, 360332-0-009-0008, P33805, 350305-0-001-0000

Dated 12/28/2007

Carol R. Ross

Adele R. Turner-Slind

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

To be executed in counterparts

STATE OF Washington
COUNTY OF Skagit SS:

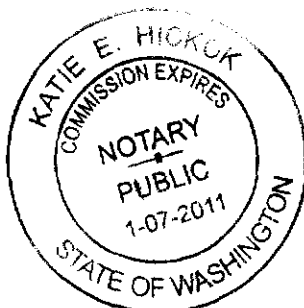
Amount Paid \$ 11,459.30
By ME Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Carol R. Ross and Adele R. Turner-Slind, 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: 12-31-07

Notary Public in and for the State of
Residing at Mt Vernon

Washington

My appointment expires: 1/07/2011

When recorded return to:

Mark Rowley Attorney
1111 Fairview Avenue North
Seattle, WA 98109

Recorded at the request of:
First American Title
File Number 93427

Statutory Warranty Deed

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Abbreviated Legal:

Section 5, Township 35, Range 3; Ptn. Gov. Lots 2 and 4; and
Section 32, Township 36, Range 3; Ptn. Gov. Lots 4, 8 and 9

For Full Legal See Attached Exhibit "A"

Subject ~~to easement to record concurrently for ingress, egress and utilities~~

~~Subject to covenants, conditions, restrictions and easements, a per attached Exhibit "B"~~

The attached described property will be combined or aggregated with contiguous property, taxed under tax parcel P33811, owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by _____ of the Skagit
County Planning Department.

Tax Parcel Number(s): P48505, 360332-0-009-0008, P33805, 350305-0-001-0000

Dated 12/28/2007

Carol R. Ross

Adele R. Turner-Slind

To be executed in counterparts

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol R. Ross and Adele R. Turner-Slind, 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: _____

Carol R. Ross

Sworn to and subscribed before me this
28 day of December 2007

[Signature]

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2007

COMMONWEALTH OF PA
COUNTY OF MONTGOMERY
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
SAMANTHA JO APPLETON, NOTARY PUBLIC
POTTSTOWN BOROUGH, MONTGOMERY CO.
MY COMMISSION EXPIRES APRIL 30, 2011



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EXHIBIT A

PARCEL "A":

That portion of Government Lots 2 and 4 in Section 5, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 2.5 feet South and 1,559 feet West of the Northeast corner of said Section; thence South 8° West to the Northerly right-of-way line of the County Road; thence Westerly along said Northerly right-of-way line to an intersection with the Northerly right-of-way line of Drainage District No. 16 ditch, as established by Right-of-Way Deed recorded as Auditor's File No. 291911 in Volume 172 of Deeds, page 277; thence Westerly and Northerly along the Northerly and Westerly right-of-way line of said Drainage District No. 16 ditch to a point which is 11 feet North and 2,581 feet West of the Northeast corner of said Section 5; thence South $89^{\circ}14'30''$ East 1,022 feet to the point of beginning; EXCEPT County Road rights-of-way commonly known as the Bayview Edison Road and ditch rights-of-way; EXCEPT that portion conveyed to Skagit County by deeds recorded July 25, 1934 in Volume 164 of Deeds, pages 547 and 548 as Auditor's File Nos. 263750 and 263751, records of Skagit County, Washington; EXCEPT that portion, if any, lying Easterly of the Westerly line of those premises conveyed to John A. McRae, et ux., by deed recorded November 30, 1940, as Auditor's File No. 332531; AND EXCEPT the following described tract:

That portion of said Lot 4 lying South of the South line of a parcel granted to Drainage District No. 16 of Skagit County, by Arthur and Louise Symons, by right-of-way deed dated April 9, 1937, and recorded in Volume 172 of Deeds, page 277, under Auditor's File No. 291911, records of Skagit County, Washington, and lying North of the Samish River, and lying West of the West line of the Bayview Edison Road No. 662, as shown on the Skagit County Engineer's Right-of-Way Plat dated June 1959.

PARCEL "B":

That portion of Government Lots 4, 8 and 9, of Section 32, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point 346.33 feet North and 20 feet West of the Southeast corner of said Section 32; thence West 200 feet; thence South 369.5 feet, more or less, to the centerline of a certain ditch; thence North $89^{\circ}14'30''$ West along said centerline to the East bank of a main drainage ditch of Drainage District No. 16, as established by right-of-way deed recorded as Auditor's File No. 291911 in Volume 172 of Deeds, page 277; thence Northerly and Easterly along the East bank of said ditch to the upland line of the dike right-of-way of Dike District No. 19 dike, as appropriated in Skagit County Cause No. 9244; thence Southerly and Southeasterly along the Westerly and Southerly right-of-way line of said Dike District No. 19 dike to a point which is 738.76 feet North and 292 feet West of said Southeast corner of said Section 32; thence East 50 feet; thence North 11 feet; thence East 222 feet, more or less, to a point 20 feet West of the East line of said Section; thence South 403 feet, more or less, to the point of beginning; EXCEPT road and ditch rights-of-way; AND EXCEPT the five following described tracts:

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1. Beginning at a point on the East line of said Section 32 that is 346 feet and 4 inches North of the Southeast corner thereof; thence West, parallel with the South line of said Section, a distance of 220 feet; thence North parallel with the East line of said Section, a distance of 177 feet; thence East 220 feet to the East line of said Section; thence South to the point of beginning.

2. Those certain lands, rights or privileges appropriated for Drainage District No. 16 in Skagit County Cause No. 11674 by Decree of Appropriation entered August 6, 1925.

3. That portion or rights therein conveyed to Skagit County by Right-of-Way Deed recorded as Auditor's File No. 200605240071.

4. That Northerly portion of Government Lot 4 as excepted in deed recorded as Auditor's File No. 242371 in Volume 357 of Deeds, at page 277 and as more fully described therein.

5. That portion of Government Lot 9 in Section 32, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said Government Lot 9, Southeast Section corner; thence North 0°28'45" West along the East line of said Government Lot 9, a distance of 523.33 feet; thence South 88°30'15" West, a distance of 292.05 feet to the Southwest corner of that certain parcel conveyed to Skagit County by instrument recorded under Auditor's File No. 200605240071 and being the true point of beginning of this property description; thence continuing South 88°30'15" West along the Westerly projection of the aforesaid line, a distance of 1,000.00 feet; thence North 0°28'45" West parallel with said East line of Government Lot 9, a distance of 380.68 feet, more or less, to the upland line of the dike right-of-way of Dike District No. 19 dike, as appropriated in Skagit County Cause No. 9244; thence Easterly and Southerly along the Southerly and Westerly right-of-way line of said Dike District No. 19 dike to a point which is 738.76 feet North and 292 feet West of said Southeast corner of said Section 32, said point being the Northwest corner of said parcel conveyed to Skagit County under Auditor's File No. 200605240071; thence South 0°28'45" East (called South 0°49'43" East on previous deed) parallel with said East line Government Lot 9 along the West line of said Skagit County parcel, a distance of 220.61 feet, more or less, to the point of beginning. EXCEPT roads and ditch rights-of-way; AND EXCEPT Dike District No. 19 right-of-way as condemned in Skagit County Superior Court Cause No. 9244.



EXHIBIT B
Schedule "B-1"

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: Samish River, McTaggart's Slough, North Samish River
also known as Edison Slough and Rhoads Slough

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: E. W. Purdy, Trustee
Dated: June 30, 1930
Recorded: July 10, 1930
Auditor's No.: 253367
Purpose: Watermain
Area Affected: A four (4) foot wide strip of Government Lots 8 and 9 in Section 32

Said easement does not disclose whom Purdy is Trustee for nor what property the easement is appurtenant to. Additionally, said easement includes reversionary language.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 16
Dated: April 9, 1937
Recorded: July 3, 1937
Auditor's No.: 291911
Purpose: Drainage purposes and disposition of dirt
Area Affected: Westerly portions of Parcels "A" and "B" and a
Northwesterly portion of Parcel "B" (See Note No. 3)

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association
Dated: August 21, 1957
Recorded: June 23, 1959
Auditor's No.: 582231
Purpose: Water pipelines
Area Affected: Parcel "B"



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association
Dated: September 2, 1959
Recorded: September 21, 1959
Auditor's No.: 585656 & 585657
Purpose: Water pipelines
Area Affected: Parcel "A"

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: C. H. Rosenquist, et ux
And: Drainage District No. 16
Dated: November 28, 1966
Recorded: October 6, 1967
Auditor's No.: 705371
Regarding: Mis-located ditch, access to facilities and disposition of spoils, etc.

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Howard Rosenquist, et ux
And: Drainage District No. 16
Dated: December 10, 1967
Recorded: January 8, 1969
Auditor's No.: 722105
Regarding: Right to utilize facilities built without written approval, disposition of spoils, access to lands to the North, etc.

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: April --, 1997
Recorded: December 2, 1997
Auditor's No.: 9712020071
Purpose: Sewage facilities
Area Affected: A Northeasterly portion of Parcel "B"

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

Executed By: Adele Turner
Recorded: January 30, 2006
Auditor's No.: 200601300070
Regarding: Notification of Adjacent Agricultural Land Uses

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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

Executed By: Adele Turner
Recorded: January 30, 2006
Auditor's No.: 200601300071
Regarding: Notification of Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Executed By: Adele Turner
Recorded: January 30, 2006
Auditor's No.: 200601300072
Regarding: "Low Flow" stream protection and related impervious surface issues

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Executed By: Gerald Slind
Recorded: February 1, 2006
Auditor's No.: 200602010099
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

N. 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: May 1, 2007
Auditor's No.: 200705010018

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

Recorded: March 29, 1996, June 11, 2002 and October 15, 2002
Auditor's Nos.: 9603290160, 200206110125 and 200210150147, respectively

Said surveys show portions of the Southwesterly line of Parcel "A".



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P. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: October 2, 1984
Recorded: October 8, 1984
Auditor's No.: 8410080075
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Portion of Parcel "B" that may all be within Exception III thereof.

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

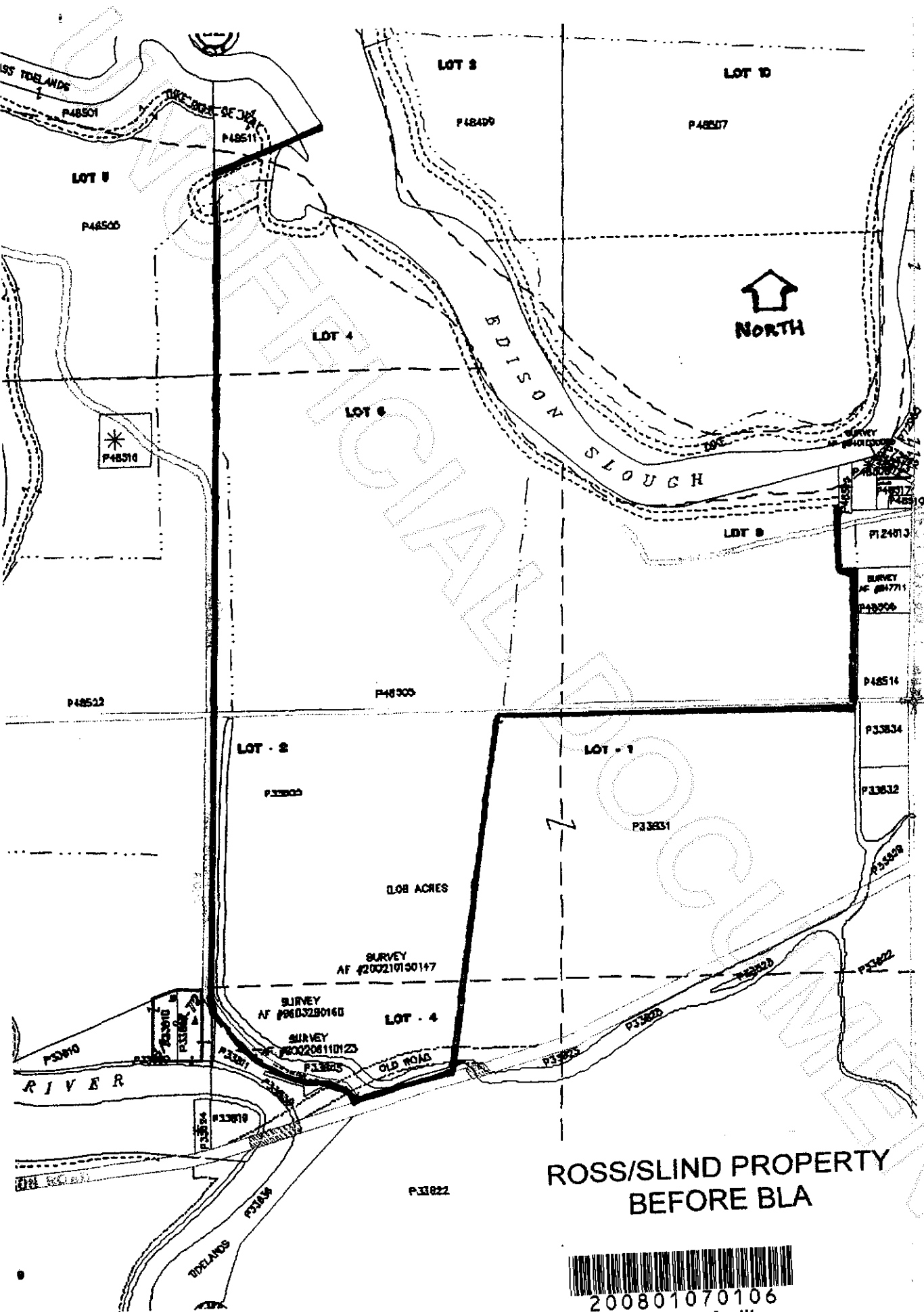
Grantee: Nick Shoemaker
Dated: September 1, 1909
Recorded: September 22, 1909
Auditor's No.: 75576
Purpose: Road purposes
Area Affected: A Westerly and Southwesterly portion of Parcel "A"

R. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Carol R. Ross and Adele R. Slind, individually
Recorded: November 21, 2007
Auditor's No.: 200711210010
Regarding: Beneficial road access easement



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ROSS/SLIND PROPERTY
BEFORE BLA



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Skagit County Auditor

