



200802120057

Skagit County Auditor

When recorded return to:

2/12/2008 Page 1 of 2 1:28PM

Mr. and Mrs. Mark D. Linnemann
PO Box 345
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number A93869

GUARDIAN NORTHWEST TITLE CO.

A93869E

Statutory Warranty Deed

THE GRANTOR Franz K. Fellner, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark D. Linnemann & Kelly L. Linnemann husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Section 6, Township 35, Range 2; Ptn. Gov. Lot 4 (aka Lot 3, Short Card No. 02-0275)

Tax Parcel Number(s): P32726, 350206-0-008-0003, P32727, 350206-0-009-0002

Lots 2 and 3 as delineated on Short Card No. PL 02-0275, as approved and recorded on October 2, 2002 under Auditor's File No. 200210020078, records of Skagit County, Washington; being a portion of Government Lot 4, Section 6, Township 35 North, Range 2 East W.M.. An Affidavit of Correction was recorded on October 10, 2002 under Auditor's File No. 200210100140.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 2/4/2008



Franz K. Fellner

424
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

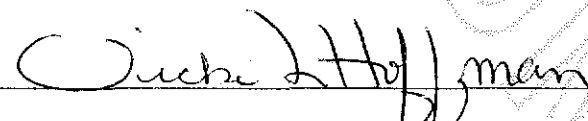
FEB 12 2008

Amount Paid \$ 6591.00
By Skagit Co. Treasurer
MF Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Franz K. Fellner, 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: 2-8-08



Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2009

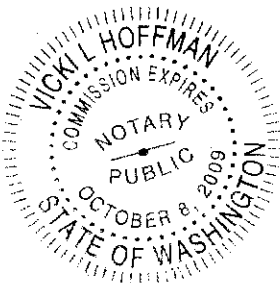


EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: May 8, 1994
Recorded: May 26, 1994
Auditor's No.: 9405260004
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 subject property

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

Recorded: September 23, 1993
Auditor's No.: 9309230031
Affects: Subject property and other property

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: PL-02-0275
Recorded: October 2, 2002
Auditor's No.: 200210020078

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Susan E. Fellner
And: Franz K. Fellner
Dated: September 17, 2003 and September 24, 2003
Recorded: September 26, 2003
Auditor's No.: 200309260209
Regarding: Well Agreement

A Well Easement relinquishment Agreement was recorded on June 28, 2007 under Auditor's File No. 200706280171.



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