When recorded return to:

Jared Lindquist 24278 Walker Valley Road Mount Vernon, WA 98274

Mount Vernon, WA 98274

Recorded at the request of:

Recorded at the request of: Guardian Northwest Title & Escrow File Number 93840

GUARDIAN NORTHWEST TITLE CO.

93840E-1

**Statutory Warranty Deed** 

THE GRANTORS Gerald W. Lindquist and Peggy D. Lindquist, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jared Lindquist, unmarried the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 34, Range 5; Ptn. SE SW

Tax Parcel Number(s): P30555, 340531-3-008-0301

PE OF WASHIN

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

HGG
FEB 1 5 2008

Amount Paid & **0306.20**Skagit Co. Treasurer
By **M&M** Deputy

Skagit County Auditor

1 of

211:37AM

2/15/2008 Page

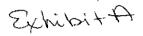
The South 200 feet of the following described tract:

That portion of the West ½ of the Southeast ¼ of the Southwest ¼ of Section 31, Township 34 North, Range 5 East, W.M., lying East of a line 30 feet East of and parallel with the centerline of County Road No. 561, known as the New Walker Valley Road, and lying South of the following described line:

Beginning at a point on the East line of said subdivision that is North 0°34'15" East, a distance of 300 feet from the Southeast corner thereof; thence South 87°36'30" West, a distance of 300 feet to a point on a line 30 feet East of the centerline of the County Road and the terminus of this line description.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 2/14/2008	
Hersel W	Jonann Degay M Lindquest
Gerald W. Lindquist	Peggy D. Lindquist
•	
STATE OF Washington	
COUNTY OF Skagit	
the persons who appeared before me	tory evidence that Gerald W. Lindquist and Peggy D. Lindquist, e, and said person(s) acknowledged that he/she/they signed this his/her/their free and voluntary act for the uses and purposes
	mis/nercuren rec and votamary decrease and areas areas areas and areas areas and areas areas areas and areas areas areas areas areas areas and areas a
mentioned in this instrument.	
Date: 2-14-08	Haliz le D
TE E. HICHOL	
THE E HICKOT	Notary Public in and for the State of Washington
TE MISSION SADIO	Residing at , Mount Vernon
	My appointment expires: 1/07/2011
1801	-
PUBLIC /	
1-07-2011	



## Schedule "B-1"

## **EXCEPTIONS:**

## A. RESERVATION CONTAINED IN DEED:

Executed by:

Nelson-Neal Lumber Company and George

Neaf

Recorded:

February 21, 1921

Auditor's No.:

147991, Volume 121 of Deeds, page 302

As Follows:

The Grantors reserving and excepting from this conveyance a railroad right-of-way running through said tract of land 100 feet in width, being 50 feet on each side of the centerline of said railroad as the same passes through, over and across said tract of land, being the West ½ of the Southeast ¼ of the Southwest ¼ in Section 31, Township 34 North, Range 5 East, W.M..

## B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS, AS CONTAINED IN AN INSTRUMENT:

Executed by:

Jerry Dennis and Lynn Dennis, husband and wife, Robert

Sundean and Karen Sundean, husband and wife, and Darryl Y.

Sueda, a single man

Auditor's No.:

865759

As Follows:

Mutual declaration of eoverants, conditions, and restrictions

regarding sharing the water with Lot 5

200802150054 Skagit County Auditor 2/15/2008 Page 2 of 211:37AM