



200803250098  
Skagit County Auditor

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When Recorded Return to:  
SECRET HARBOR, a Washington non-profit corporation  
Brian Carroll, President  
P. O. Box 440  
Anacortes, WA 98221

Chicago Title Company - Island Division  
Order No: BE11837 MJJ Title Order No: IC45092

**STATUTORY WARRANTY DEED**

THE GRANTOR **RANDY R. MOREAU** and **BONNIE J. MOREAU**, husband and wife

for and in consideration of **Three Hundred Eighty-Three Thousand and 00/100...(\$383,000.00) DOLLARS** in hand paid, conveys and warrants to **SECRET HARBOR, a Washington non-profit corporation**

the following described real estate, situated in the County of Skagit, State of Washington:

Thence West along the South line of said subdivision 86 feet, more or less, to the point of beginning;

**Abbreviated Legal:** A portion of the Southwest Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 340323-0-023-0003 P22354

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described below:  
Island County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Island County Code and shall not be subject to legal action as a public nuisance.

Dated: March 21, 2008

*Randy R. Moreau* 923 *Bonnie J. Moreau*  
RANDY R. MOREAU SKAGIT COUNTY WASHINGTON BONNIE J. MOREAU  
REAL ESTATE EXCISE TAX

MAR 25 2008

STATE OF WASHINGTON  
COUNTY OF Skagit

Amount Paid \$ 6822.40  
Skagit Co. Treasurer  
By *fr* Deputy

I certify that I know or have satisfactory evidence that **RANDY R. MOREAU** and **BONNIE J. MOREAU** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 21, 2008

*Marcia J. Jennings*  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008

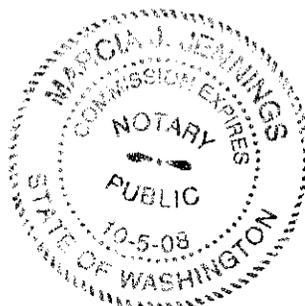


EXHIBIT 'A'

**Description:**

**Order No:** BE11837 MJJ

**PARCEL A:**

That portion of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter, Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said subdivision;  
Thence East 10 feet to the place of beginning;  
Thence North parallel to the West line of said Southwest Quarter of the Southwest Quarter of the Northwest Quarter, 117.68 feet;  
Thence West 10 feet to the West line of said subdivision;  
Thence North along said subdivision line 42.32 feet, more or less, to a point 160 feet North of the South line thereof;  
Thence East 80 feet, more or less, to the West line of a tract conveyed to Milton R. Egbers by Deed dated March 15, 1957, recorded March 20, 1957, under Auditor's File No. 548869, records of Skagit County, Washington;  
Thence South parallel to the West line of said subdivision 160 feet;  
Thence West 70 feet to the place of beginning;

EXCEPT road and ditch rights of way.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, 80 feet East of the Southwest corner thereof, (said point being the Southeast corner of tract conveyed to Edw. C. Ginthner and Faye G. Ginthner, husband and wife, by deed dated February 27, 1950 and recorded January 7, 1953, under Auditor's File No. 483703, records of Skagit County, Washington;  
Thence North along the East line of said Ginthner tract and East line thereof extended a distance of 205 feet;  
Thence East 86 feet, more or less, to the Northwest corner of tract conveyed to Skagit Valley Trucking Co., Inc. by deed dated March 8, 1954, and recorded March 8, 1954, under Auditor's File No. 498928, records of Skagit County, Washington;  
Thence South along the West line of said Skagit Valley Trucking Co., Inc. tract 205 feet to the South line of said subdivision;  
Thence West along the South line of said subdivision 86 feet, more or less, to the point of beginning;

EXCEPT road right of way;



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EXHIBIT 'A' (continued)

AND EXCEPT the following described tract:

Beginning at a point 494 feet North 89°37'20" West of the Southeast corner of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter, said point being the Southwest corner of that certain tract recorded March 8, 1954, under Auditor's File No. 498928, records of Skagit County, Washington;  
Thence North 0°22'40" East 205 feet along the West boundary of said tract to the Northeast corner of a certain tract recorded March 20, 1957, under Auditor's File No. 548889, records of Skagit County, Washington;  
Thence North 89°37'20" West 25.27 feet along the North line of said tract;  
Thence South 1°06'02" East 205.07 feet to the South line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter;  
Thence South 89°37'20" East 19.98 feet to the place of beginning.

Situated in Skagit County, Washington

PARCEL C:

That portion of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said subdivision 160 feet North 0°18'31" East of the Southwest corner thereof, said point being the Northwest corner of that tract recorded on July 31, 1962, under Auditor's File No. 647466, records of Skagit County, Washington;  
Thence South 89°37'20" East 80 feet along the North line of said tract to the West line of that tract recorded March 20, 1957, under Auditor's File No. 548889, records of Skagit County, Washington;  
Thence North 8°18'31" East 45 feet to the Northwest corner of said tract;  
Thence South 89°37'20" East 71.51 feet;  
Thence North 1°06'02" West 37.22 feet;  
Thence South 88°53'58" West 14 feet;  
Thence South 65°10'31" West 150.88 feet to the West line of said subdivision;  
Thence South 0°18'31" West 17.60 feet to the point of beginning.

Situated in Skagit County, Washington

EXCEPTING FROM PARCELS B AND C, the following described tract:

A portion of Tract 3 as shown and described on Record of Survey for Bud Egbers, filed in Volume 15, at page 161 of Surveys on April 27, 1994, under Auditor's File No. 9404270089, records of Skagit County, Washington, located in Section 23, Township 34 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of said Tract 3;  
Thence South 01°06'02" East along the East line of said Tract 3 for a distance of 74.00 feet;  
Thence South 88°53'58" West, a distance of 14.00 feet;  
Thence North 01°06'02" West, a distance of 74.00 feet to a point on the North line of said Tract 3 that bears South 88°53'58" West, a distance of 14.00 feet from the Northeast corner of said Tract 3;  
Thence North 88°53'58" West, a distance of 14.00 feet to the true point of beginning of this description.

Situated in Skagit County, Washington

End of Exhibit 'A'



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