

When Recorded Return to:
Skagit County Dike District No. 12
MARVIN B. CANNON
1317 S. Anacortes Street
Burlington, WA 98233



200804180181

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2962 MKP Title Order No: IC44791

STATUTORY WARRANTY DEED

THE GRANTOR **BETTY L. DONNERBERG**, a single person, as her separate estate
for and in consideration of **Three Hundred Thousand and 00/100...(\$300,000.00) DOLLARS**
in hand paid, conveys and warrants to

Skagit County Dike, Drainage, and Irrigation Improvement District No. 12, a Washington special purpose district

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

Abbreviated Legal: Blk 7, RIVERVIEW ADD. And Ptn. Govt. Lot 3, Sec. 12, T34N, R3E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 4046-007-000-0102 P70456
340312-0-033-0103 P21556

Subject to: Restrictions, reservations and easements of record. Skagit 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 Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: March 18, 2008

Betty L. Donnerberg
BETTY L. DONNERBERG Date

1191
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 18 2008

Approved By
Skagit Co. Treasurer
By MF

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BETTY L. DONNERBERG (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

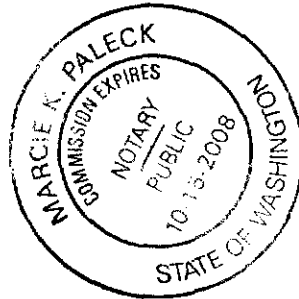
Dated: April 16, 2008

Marcie K. Paleck

Marcie K. Paleck

Notary Public in and for the State of Washington
Residing at Mount Vernon

My appointment expires: October 15, 2008



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EXHIBIT "A"

PARCEL A:

Block 7, PLAT OF RIVERVIEW ADDITION, TOWN OF AVON, according to the plat thereof, recorded in Volume 3 of Plats, page 21, TOGETHER WITH the Northerly Half of vacated roads abutting to the South, if any;

TOGETHER WITH that portion of Government Lot 3, Section 12, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the most Southeasterly corner of Block 7, Plat of Riverview Addition, Town of Avon, said point beginning marked on the ground by an iron pipe;
Thence North 89°11'00" West, along the South line of said Block 7, a distance of 7.34 feet to an iron pipe marker;
Thence South 22°41'45" West 73.54 feet to an intersection with the Northerly line of that certain tract of land deeded to Dike District No. 12 by instrument recorded under Auditor's File No. 268262, records of Skagit County, Washington, said point being marked on the ground by an iron pipe;
Thence South 71°26'02" East, along said Northerly line, to a point South 11°19'00" West of the point of beginning;
Thence North 11°19'00" East to the point of beginning;

EXCEPT from all of the above that portion thereof lying Southerly of the following described line:

Beginning at a point on the Easterly right of way line of the county road in Government Lot 3 of Section 12, Township 34 North, Range 3 East of the Willamette Meridian, which is North 41°23' East a distance of 418.17 feet from the Southwest corner of said Lot 3;
Thence continue along said Easterly right of way line North 61°40' East a distance of 44.38 feet to the true point of beginning of the line to be described;
Thence Southeasterly on a straight line to a point which lies North 66° East a distance of 600 feet from the Southwest corner of said Government Lot 3; said point being on the Northerly line of a tract owned by Diking District No. 12;
Thence South 71.5° East along said Northerly line, and said line extended, to the Skagit River, and the terminal point of the line being described;

AND EXCEPT from all of the above, that portion lying within the boundary of that certain parcel described in Statutory Warranty Deed to Skagit County Dike, Drainage and Irrigation District No. 12 recorded under Skagit County Auditor's File No. 200512060070, records of Skagit County, Washington.

Situated in Skagit County, Washington

continued.....



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EXHIBIT 'A' continued:

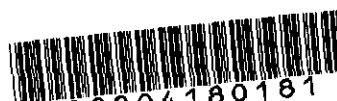
PARCEL B:

That portion of Government Lot 3, Section 12, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Government Lot 3;
Thence North $41^{\circ}23'$ East along the Southeasterly line of the County road, 151.67 feet;
Thence South $68^{\circ}04'$ East along the Southerly line of that certain tract of land conveyed to R.P. Donnerberg by deed recorded under Auditor's File No. 715070, records of Skagit County, Washington, a distance of 357.79 feet to the true point of beginning;
Thence North $52^{\circ}05'30''$ East 103.04 feet to the Southerly line of property now owned by Diking District No. 12;
Thence South $68^{\circ}04'$ East 87.13 feet to the Northwesterly bank of the Skagit River;
Thence South $46^{\circ}58'$ West along said river bank 98.33 feet to the Southerly line of the said R.P. Donnerberg property;
Thence North $68^{\circ}04'$ West 97.29 feet to the true point of beginning.

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- END OF EXHIBIT "A" -



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