

When recorded return to:

Ross T. Packard
1113 4th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94483



200804220062

Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.
A94483E-1 Statutory Warranty Deed

THE GRANTOR WADOT Capital, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ross T. Packard, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 1, "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS "

Tax Parcel Number(s): P69740, 4020-000-001-0007

Tract 1, "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS", according to plat recorded in Volume 9 of Plats, Page 103, records of Skagit County, Washington, EXCEPT that portion thereof, if any, that does not lie within the boundaries of that certain tract of land conveyed to Angelo T. Ferrario and Lucille Marie Ferrario, his wife, by Deed recorded September 9, 1968, under Auditor's File No. 717958, AND EXCEPT portion thereof, if any, conveyed to Albert P. Klein, et al, by instrument recorded March 4, 1969, under Auditor's File No. 723829.

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

Dated 4/08/2008

WADOT Capital, Inc.

By: Eric Egger, Co-President

1216
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

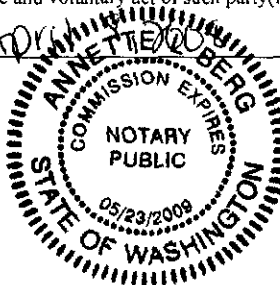
APR 22 2008

Amount Paid \$ 316.50
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF King) SS:

I certify that I know or have satisfactory evidence that Eric Egger
Co-President is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Co-President of WADOT Capital, Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 11, 2008



Annette L. Berg
Notary Public in and for the State of Washington
Residing at Marysville
My appointment expires: 5/23/09

EXHIBIT A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: William H. Kimball, et al, Trustee for the
Stockholders of the South Timber Company
Recorded: September 6, 1949
Auditor's No: 435450
As Follows:

Excepting therefrom and reserving unto the Grantors, their successors and assigns forever, all oil, coal, gas and minerals upon or in said lands; and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

B. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Ingress, egress and utilities
Affects: 60-foot wide strip

C. 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: Skagit River

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Skagit River.

E. 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.)

F. Terms, provisions and reservations under the Submerged Land Act (43 USCA-1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



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