

When recorded return to:

DON E. GORDON, JR, Managing Member
720 Main Street #230
Mount Vernon, WA 98273



200804300093
Skagit County Auditor

4/30/2008 Page 1 of 3 11:48AM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94272

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

94272E-2

THE GRANTORS Jack W. Shields and Arletta B. Shields, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bass Rock, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 2, Block 6, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, WASH."

Tax Parcel Number(s): P112311, 4061-006-002-0400

Lot 2, Block 6, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington;

EXCEPT the South 200 feet thereof, the North line of said South 200 feet being parallel to the South line of said Lot 2.

Subject to easements, restrictions or other exceptions recorded as Auditor File Numbers 9306100040, 9302170037, 9308180091 and 200407160167 purportedly amended by 200803210105.

Also subject to the agreement as to disposition of access easement and road improvements dated April 29, 2008 and recorded April 30, 2008 under auditor file no. 200804300092

Bass Rock, LLC, it's successors and or assigns in title to the above described property, will have first right of refusal when Grantor, and their successors and or assigns, agree to sell 45079 Shields Court, Concrete, WA as more fully described on the legal attached as Exhibit A, said first right of refusal shall run with the title to the property described on Exhibit A.

Dated 4/29/2008 ¹³⁰⁹ SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

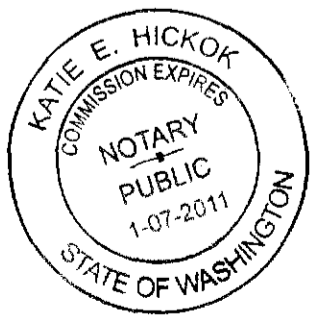
Jack W Shields APR 30 2008 Arletta Shields
Jack Shields Arletta Shields

Amount Paid \$ 12,322.60
By [Signature] Skagit Co. Treasurer Deputy
STATE OF Washington } SS:
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Jack Shields and Arletta Shields, 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: 4-30-08

[Signature]

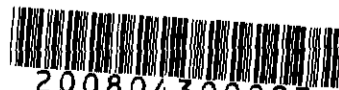


Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011

EXHIBIT A

That portion of Lots 3, 4, and 5 all in Block 6 of "Everett's Second Addition to Concrete" as recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington, and is described as follows:

COMMENCING at the Northwest corner of said Lot 5; thence South $0^{\circ}17'33''$ West, along the West line of said Lot 5, a distance of 199.00 feet to the TRUE POINT OF BEGINNING; thence North $88^{\circ}48'16''$ East, a distance of 300.10 feet to the point on the East line of said Lot 3; thence South $0^{\circ}17'33''$ West, along the East line of said Lot 3, a distance of 203.46 feet to the Southeast corner of said Lot 3; thence North $79^{\circ}07'28''$ to the Southwest corner of said Lot 5; thence North $0^{\circ}17'33''$ East, a distance of 139.62 feet to the TRUE POINT OF BEGINNING.



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: June 2, 1993
Recorded: June 10, 1993
Auditor's No.: 9306100040
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: A right-of-way 10 feet in width

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

Recorded: February 17, 1993 and August 18, 1993
Auditor's Nos.: 9302170037 and 9308180091

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: July 16, 2004
Auditor's No.: 200407160167
Purpose: Ingress, egress and utilities
Area Affected: The Westerly 30 feet of the subject property and portions of Lots 3-5 of said Block 6

Said Easement was modified and re-recorded as Auditor's File No. 200803210105



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