



200806250055

Skagit County Auditor

6/25/2008 Page 1 of 6 11:28AM

When recorded return to:

Mr. Abraham J. Verdoes, President
13399 Driyer Road
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94851

Statutory Warranty Deed

A94851-E1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Edna K. Thibert, a widow, as her separate estate, as to Parcel 'A'; and Edna K. Thibert, as her separate estate, as to a life estate and Ronald D. Hargett, Sr. and Marilyn Hargett, husband and wife, as to the remainder, as to Parcel 'B' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Verdoes Dairy Company Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 4, Township 34, Range 2; Ptn. NE SE

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, a per attached Exhibit "B"

Tax Parcel Number(s): P19904, 340204-4-001-0104, P19907, 340204-4-003-0003

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the grantors. This boundary line adjustment is not for the purpose of creating an additional building lot. This boundary line adjustment was approved by the City of Anacortes on the fact of that certain survey recorded as Auditor's File Number 200608080048, which survey was revised by Auditor's File Numbers 200608170131 and 200805290093.

Dated 6/16/2008

signed in counterpart
Edna K. Thibert

Ronald D. Hargett, Sr.
Ronald D. Hargett, Sr

signed in counterpart
Marilyn Hargett

2008
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 25 2008

Amount Paid \$ 7605.60
By *mm* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald D. Hargett, Sr and Marilyn Hargett, 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: 6-19-08

Ciecki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

When recorded return to:

Mr. Abraham J. Verdoes, President
13399 Dryer Road
Anacortes, WA 98221

Recorded at the request of:
Guardjan Northwest Title & Escrow
File Number A94851

Statutory Warranty Deed

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Dated 6/16/2008

Edna K. Thibert by Marilyn Hargett POA
Edna K. Thibert

Ronald D. Hargett
Ronald D. Hargett, Sr
by Marilyn Hargett POA

Marilyn Hargett
Marilyn Hargett

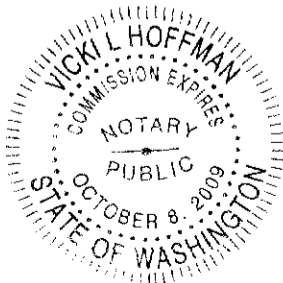
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marilyn Hargett, 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: 6-18-08

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009



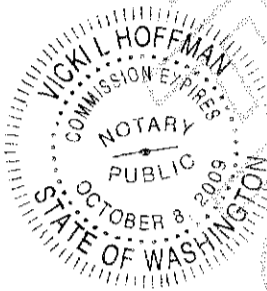
200806250055
Skagit County Auditor

Order No:

STATE OF WASHINGTON }
County of SKAGIT } ss

On this 18th day of June, 2008, before me personally appeared Marilyn K. Hargett to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Edna K. Thibertand acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at:

My Appointment Expires: 10-8-09



200806250055
Skagit County Auditor

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EXHIBIT A

PARCEL "A":

The East ½ of the Northeast ¼ of the Southeast ¼ of Section 4, Township 34 North, Range 2 East, W.M., EXCEPT County road right-of-way along the South line thereof, AND EXCEPT that portion thereof described as follows:

Begin at the Southeast corner of said subdivision; thence North 2°15'18" East a distance of 7.73 feet along the East line of said Section 4 to the point of beginning; thence North 88°38'09" West a distance of 168.59 feet; thence North 2°15'18" East a distance of 201.00 feet; thence South 88°38'09" East a distance of 168.59 feet to the East line of said Section 4; thence South 2°15'18" West a distance of 201.00 feet to the point of beginning;

ALSO EXCEPT that portion thereof conveyed to the State of Washington for highway purposes, by instrument dated December 20, 1960, and recorded January 16, 1961 under Auditor's File No. 603121, ALSO EXCEPT the South 417.4 feet of the West 208.7 feet thereof, ALSO EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of said Northeast ¼ of the Southeast ¼; thence West 228.6 feet to the point of beginning; thence North 417.4 feet; thence West 104.4 feet; thence South 417.4 feet; thence East to the point of beginning;

EXCEPT all that portion lying within that road commonly known as Stevenson Road.

AND that portion of the Northeast ¼ of the Southeast ¼ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Northeast ¼ of the Southeast ¼; thence West 330 feet to the true point of beginning; thence North 417.4 feet; thence West 104.4 feet; thence South 417.4 feet; thence East to the true point of beginning.

PARCEL "B":

That portion of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 4, Township 34 North, Range 2 East, W.M. described as follows:

Begin at the Southeast corner of said subdivision; thence North 2°15'18" East a distance of 7.73 feet along the East line of said Section 4 to the point of beginning; thence North 88°38'09" West a distance of 168.59 feet; thence North 2°15'18" East a distance of 201.00 feet; thence South 88°38'09" East a distance of 168.59 feet to the East line of said Section 4; thence South 2°15'18" West a distance of 201.00 feet to the point of beginning;

EXCEPT that portion thereof, if any, lying within the Skagit County road right-of-way along the South line thereof.



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EXHIBIT B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William J. Thomas and others
And: All Residents and Taxpayers of Skagit County,
Washington
Dated: January 10, 1923
Recorded: January 12, 1923
Auditor's No.: Volume 128, page 304
Regarding: Construction and maintenance of a drainage ditch

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 1, 1930
Recorded: January 14, 1931
Auditor's No.: 240251
Purpose: Easement
Area Affected: A 24 foot wide portion of Parcel "A"

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ken Thibert
And: Skagit County
Dated: May 10, 1985
Recorded: June 7, 1985
Auditor's No.: 8506070013
Regarding: Non compliance with sewage disposal system
requirements
Affects: Parcel "B"

D. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: January 16, 1961
Auditor's No.: 603121

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 31, 1989
Recorded: April 25, 1989
Auditor's No.: 8904250074
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or
distribution lines over and/or under the right of way,
Affects: The South 20 feet of property described herein



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F. TERMS AND CONDITIONS OF ORDINANCE OF ANNEXATION:

Recorded: January 4, 1999
Auditor's No.: 9901040105
Affects: Subject property and other property

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: July 19, 2005 and July 20, 2005
Recorded: July 26, 2005
Auditor's Nos.: 200507260151 and 200507260152
Purpose: Sanitary Sewer Facilities
Area Affected: Subject property and other property

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 8, 2006
Auditor's No.: 200608080048
Affects: Parcel "B" and a portion of Parcel "A"

TERMS AND CONDITIONS OF AFFIDAVITS OF MINOR REVISION OF SURVEY:

Recorded: August 17, 2006 and May 29, 2008
Auditor's No.: 200608170131 and 200805290093



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