

When Recorded Return to:  
D & S LA CONNER PROPERTIES, LLC  
DARRELL E. SKILES



200808150220

Skagit County Auditor

8/15/2008 Page 1 of 3 3:22PM

Chicago Title Company - Island Division  
Order No: IMV3205 MKP Title Order No: IC46147

**STATUTORY WARRANTY DEED**

THE GRANTOR JOAN B. MUSSELMAN-DRAKE, a married woman as her separate estate,  
who also appears of record as JOAN B. MUSSELMAN, and DONALD J. DRAKE, her husband

for and in consideration of **One Million Seven Hundred Thousand and  
00/100...(\$1,700,000.00) DOLLARS**

in hand paid, conveys and warrants to

D&S

~~D&S~~ LA CONNER PROPERTIES LLC, a Washington Limited Liability Company

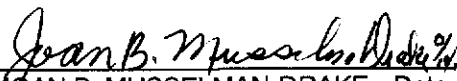
the following described real estate, situated in the County of Skagit, State of Washington:

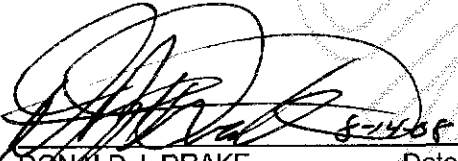
Abbreviated legal description: Ptn. Govt Lots 2 and 3 and Ptn. NE SE, Sec. 36, T34N, R2 E.  
W.M. and Lots 4 and 5 Blk A, MAP OF LA CONNER. See legal description attached hereto  
and by reference made a part hereof.

<sup>009</sup>  
Tax Parcel Number(s): 4123-001-~~0008~~-0004 P73933  
340236-0-034-0006 P20888

**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: August 14, 2008

  
JOAN B. MUSSELMAN-DRAKE Date  
Aka JOAN B. MUSSELMAN

  
DONALD J. DRAKE Date  
Proforma

<sup>2668</sup>  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 15 2008

Amount Paid  
By Skagit Co. Treasurer  
Deputy

30265.00

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOAN B. MUSSELMAN-DRAKE and DONALD J. DRAKE (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: August 14 2008

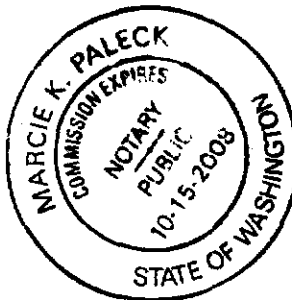
Marcie K. Paleck

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'

Description:

Order No: IMV3205 MKP

PARCEL A:

Commencing at the Northeast corner of Block 8 of CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 1 of Plats, page 14;

Thence North 90°00' East along the South line of Morris Street, a distance of 200.05 feet to the true point of beginning of this property description;

Thence South 0°08' East, a distance of 127.26 feet, more or less, to a point on the North line of Block "A" of said plat of Map of La Conner;

Thence North 89°47'42" East along the North line of said plat of the Map of La Conner, a distance of 157.77 feet to the Northeast corner of said Block "A";

Thence North 0°08' West, a distance of 26.70 feet, more or less, to a point which bears North 90°00' West, a distance of 42.28 feet from the Southwest corner of Block 13 of said plat of Calhoun Addition;

Thence North 90°00' West, a distance of 7.73 feet;

Thence North 0°08' West, a distance of 100.00 feet to a point on the South line of Morris Street and which point bears North 90°00' West, a distance of 50.01 feet from the Northwest corner of said Block 13;

Thence North 90°00' West, a distance of 150.04 feet to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

Lots 4 and 5 and abutting vacated alley lying Northerly and Southerly of the Easterly and Westerly extension of the North and South lines of said Lots 4 and 5, Block "A" of said plat of the Town of La Conner, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion thereof, if any, lying Westerly of a line 3 feet East of and parallel to the base of the hill, as conveyed to Glenn B. Overstreet and June S. Overstreet, husband and wife, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington;

AND EXCEPT the following described tract:

Beginning at the Northwest corner of Block "A", said plat of the Map of La Conner;

Thence South 31°04'20" West along the West line of Block "A", a distance of 19.18 feet;

Thence East, a distance of 47.84 feet;

Thence North 0 degrees 08'00" West, a distance of 16.15 feet to a point on the North line of Block "A";

Thence South 89 degrees 47'42" West along said North line of Block "A", a distance of 37.90 feet to the Northwest corner of Block "A" and the point of beginning.

Situated in Skagit County, Washington



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