

When recorded return to:

Mr. and Mrs. David L. Hughes
24045 Gunderson Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96041



200901260152
Skagit County Auditor

1/26/2009 Page 1 of 3 3:51PM

Statutory Warranty Deed

96041-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Emily E. Egbers, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David L. Hughes and Leslie R. Hughes, husband and wife the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:
Ptns. Section 5, Township 34, Range 3;

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P21131, 340305-2-002-0204, P21132, 340305-3-001-0005, P21137,

Dated 12-30-08

X Emily E. Egbers
Emily E. Egbers

216
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

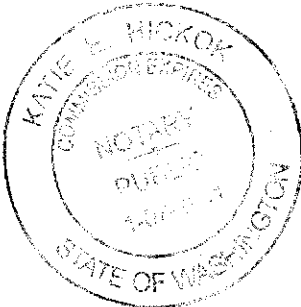
JAN 26 2009

Amount Paid \$ 10,364.60
By man Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Emily E. Egbers, 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: 1-26-09



Katie E. Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1-7-11

Exhibit B

EXCEPTIONS:

A. Rights-of-way, if any, for Diking District No. 8 condemned in Cause No. 2865 and for Drainage District No. 19 condemned in Cause No. 8889. (See Note No. 3) (Affects Parcel "A")

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

Recorded: March 6, 2008
Auditor's No.: 200803060096
Affects: Parcel "A"

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 13, 2008
Auditor's No.: 200803130098
Affects: Parcel "A" and other property



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Skagit County Auditor

EXHIBIT A

PARCEL "A":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 3 East, W.M.;

AND that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 34 North, Range 3 East, W.M., lying Southwesterly of the base of the hill commonly known as "Bayview Ridge";

AND the West 20 Acres of that portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ lying Southwesterly of the base of the hill commonly known as "Bayview Ridge";

EXCEPT from all of the above, all as-built and existing County roads, AND EXCEPT the County road, if any, pursuant to Petition dated March 26, 1880 presented to the Whatcom County Board of Commissioners for the establishment of the Bay View and Skagit River Road; AND ALSO EXCEPT the Egbers Kalso Road in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ formerly known as the Bayview and Skagit River Road No. 31230; AND ALSO EXCEPT that certain triangular tract of land in the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 5 conveyed to Skagit County for the LaConner and Samish Road No. LXIV, by deed recorded under Auditor's File No. 198604, in Volume 141 of Deeds, page 609 said road being commonly known as the Bayview-Edison Road; AND ALSO EXCEPT that certain 50 foot wide strip of land in the Southeast $\frac{1}{4}$ of said Section 5 conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 84665, in Volume 85 of deeds, page 318, records of Skagit County, Washington; AND ALSO EXCEPT Diking District No. 8 right-of-way as condemned in Skagit County Superior Court Cause No. 2865; AND ALSO EXCEPT Drainage District No. 19 right-of-way as condemned in Skagit County Superior Court Cause No. 8889.



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