

WHEN RECORDED RETURN TO:

Name: Mark S. Ammons
Address: PO Box 28415
Bellingham, WA 98228



200906190148
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

129612-S1

Escrow Number: 959163

Filed for Record at Request of: *Stewart Title Company*

STATUTORY WARRANTY DEED

THE GRANTOR(S), GMT Properties, LLC, a Washington Limited Liability Company for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Mark S. Ammons and Kristine S. Ammons, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Ptn S 1/2 SW 1/4, 20-36-4 E W.M. aka Tr A & ptn B, SP # 60-73

SEE ATTACHED EXHIBIT A

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title, which may appear in the public record, including those shown on any record plat or survey.

Tax Parcel Number(s): 360420-0-001-0405
P49498

Dated: June 17, 2009

GMT Properties, LLC, a Washington Limited Liability Company

BY: Michael J. Spink *MANAGING MEMBER*
Michael J. Spink
Managing Member

BY: _____

1797
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
1 JUN 18 2009
Amount Paid: 5523.00
Skagit County Treasurer
By: *JP*

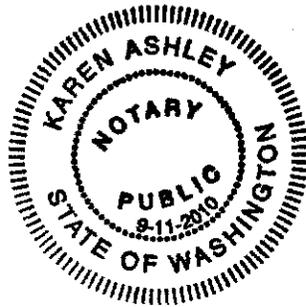
STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Michael J. Spink is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing Member of GMT Properties, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: June 18th, 2009



Karen Ashley

Notary name printed or typed: Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2010



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EXHIBIT A

DESCRIPTION:

Tract "A", Short Plat No. 60-73, approved on December 26, 1973, being a portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the County road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Beginning at the Northwest corner of said Section 20;
thence South $0^{\circ}17'44''$ East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 20;
thence South $88^{\circ}51'50''$ East, along the South line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1,280.47 feet to an intersection with the Westerly margin of said County road;
thence South $31^{\circ}33'00''$ East, along said Westerly margin, 71.29 feet to the true point of beginning;
thence continue South $31^{\circ}33'00''$ East, along said Westerly margin, 100.00 feet;
thence South $65^{\circ}03'00''$ West 420 feet, more or less, to said centerline of Friday Creek;
thence Northerly along said centerline to a point that is North $88^{\circ}51'50''$ West from the true point of beginning;
thence South $81^{\circ}51'50''$ East 210 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion conveyed by Quit Claim Deed recorded June 20, 2008 under Skagit County Auditor's File No.200806200104, described as a strip of land 16 feet wide extending from the Friday Creek Road to the centerline of Friday Creek and lying Southeasterly of, adjacent to and contiguous with the Northwesterly line of Tract B, Short Plat No. 60-73, approved on December 26, 1973.

Situate in the County of Skagit, State of Washington.



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