



200908070060  
Skagit County Auditor

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When recorded return to:

Wesley Smith, Member  
PO Box 274  
Deming, WA 98244

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 96773

# Statutory Warranty Deed

96773

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Fredrickson & Gunerius, LLC** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Samish River Properties, LLC** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 1 and 2, Block 3, "HALLER'S SECOND ADDITION TO THE TOWN OF EDISON"

Tax Parcel Number(s): P72959, 4099-003-002-0105

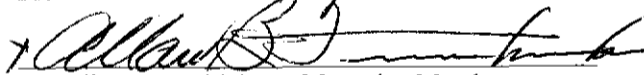
The West 1/2 of Lots 1 and 2, Block 3, EXCEPT the North 10 feet thereof, AND ALSO EXCEPT that portion thereof lying South of the South line of Lot 8, Block 1, produced all in "TOWN PLAT OF EDISON (HALLER'S ADDITION)", as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH the vacated alley adjacent thereto which upon vacation reverted to said premises by operation of law.

Subject to easments, restrictions or other exceptions hereto attached as Exhibit A

Dated 8-4-09

Fredrickson & Gunerius, LLC



By: Allan B. Fredrickson, Managing Member

2387  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 07 2009

Amount Paid \$ 2336.80  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Fredrickson & Gunerius, LLC, 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: \_\_\_\_\_

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

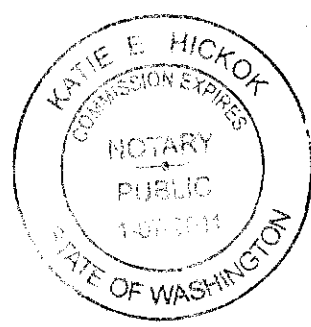
State of WA

Acknowledgment - Corporate

County of Skagit

I certify that I know or have satisfactory evidence that:  
Allan B. Fredrickson the  
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this  
instrument, on oath stated he/she/they are authorized to execute the instrument and is/are  
Managing Member of  
Fredrickson & Guenerius LLC to  
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated 8-4-09



Katie E. Hickok  
Notary Public in and for the State of Washington

Residing at Mt Vernon

My appointment expires: 1-7-11

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EXHIBIT A

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Edison Slough (aka Samish River) (aka North Samish River)

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Right-of-way of Diking District No. 19, if any, as appropriated in Skagit County Superior Court along the North and East lines of the subject property.

D. The affect, if any, of the following:

EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: David A. Van Wieringen, et ux  
Recorded: April 17, 1995  
Auditor's No.: 9504170008  
For: Ingress and other purposes  
Affects: Southerly portion of the subject property

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

Recorded: August 4, 2005  
Auditor's No.: 200508040100

Said matters include but are not limited to the following:

a. Mislocated building and fences

A letter recorded under Auditor's File No. 200605100023 discloses the neighbors concern about the encroachment of the commercial building over the driveway along the North line.

F. 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 18, 2009  
Auditor's No.: 200903180099

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 14, 2009  
Auditor's No.: 200907140097  
Regarding: A wood shop for the production of furniture and cabinets



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