

When Recorded Return to:
MV 28, LLC
Timothy B. White, Member
325 E. George Hopper Rd. #105
Burlington WA 98233



200909010069
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: 620005593 MJJ Title Order No: 620005593

STATUTORY WARRANTY DEED

THE GRANTOR **EDWARD H. SANDERS** and **DAPHNE J. SANDERS** as Co-Trustees of **THE HAROLD R. AND DAPHNE I. KENEALY TRUST** dated December 27, 1974

for and in consideration of Ten Dollars and other good and valuable consideration (\$10.00) in hand paid, conveys and warrants to **MV 28 LLC, a Washington Limited Liability Company**

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

Abbreviated Legal: Part of the SE NW and Government Lot 6 and the NE SW of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

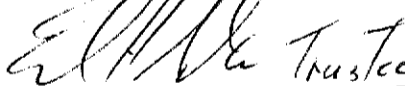
Tax Parcel Number(s): 340418-2-008-0004 P26279 and 340418-0-012-0002 P26054

Subject to: Restrictions, reservations and easements of record as outlined in Schedule B-001 of the commitment for title insurance order #620005593 and attached as Exhibit "B".

Subject to: Right of Way Easement recorded September 1, 2009, under AF# 200909010067 and Temporary Work Area & Equipment Staging Easement recorded September 1, 2009, under AF# 200909010068.

Dated: September 1, 2009

THE HAROLD R. AND DAPHNE I. KENEALY TRUST, dated December 27, 1974

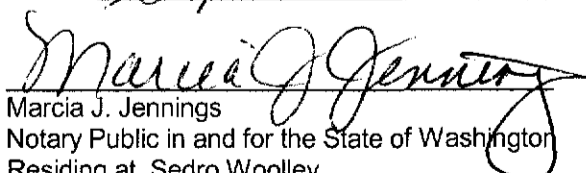

Edward H. Sanders, Co-Trustee


Daphne J. Sanders, Co-Trustee

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Edward H. Sanders and Daphne J. Sanders are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Trustees of The Harold R. and Daphne I. Kenealy Trust, dated December 27, 1974 of to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 1, 2009


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2012



2701
SEP 01 2009

LPB 10-05

Amount Paid \$ 8460.00
Skagit Co. Treasurer
By MAN Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:
MJJ

Order No: 620005593

PARCEL A:

Part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Southeast Quarter of the Northwest Quarter, 680 feet, 11 inches East of the Southwest corner thereof;
Thence East 680 feet, 11 inches, more or less, to the Southeast corner of said Southeast Quarter of the Northwest Quarter;
Thence North 1,271 feet, 7 inches, more or less;
Thence West on the North line of said Southeast Quarter of the Northwest Quarter 689 feet, 4 inches;
Thence South 1,271 feet, 7 inches, more or less, to the point of beginning.

EXCEPT the South 870.00 feet of the North 918 feet 5 inches of the East 225.00 feet of the Southeast Quarter of the Northwest Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 6 and of the Northeast Quarter of the Southwest Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at center of said Section 18;
Thence West 32 rods;
Thence South 1,980 feet, more or less, to North line of the county road running through government Lot 6 of said section;
Thence Easterly to North and South Quarter section line through said section;
Thence North to point of beginning;

EXCEPT dike and ditch rights of way;

AND EXCEPT the West 10 acres thereof.

Situated in Skagit County, Washington.



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EXHIBIT 'B'

Order No: 620005593

SCHEDULE B-001

1. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
2. Any question that may arise due to shifting or change in the course of the Skagit river or due to said river having shifted or changed its course.
3. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit river, if navigable.
4. Any matters arising out of questions as to the exact location of the West boundary of said Parcel B due to legal description by area instead of metes and bounds.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 28, 1992
Auditor's No(s): 9210280072, records of Skagit County, Washington
In favor of: F.C. Investments Group, Inc.
For: Constructing improvements
Affects: The most Easterly 20 feet of Parcel A

- END OF SCHEDULE B-001 -


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