

When recorded return to:
Charles H. Bennett
Skagit County Dike, Drainage and Irrigation
Improvement District No. 12
1317 S. Anacortes Street
Burlington, WA 98233



201006300146
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98373

Order No.: 620009393

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Susan Brewer and Don T. Brewer, wife and husband; James L. Lam and Mary Lam, husband and wife; and John D. Lam and Barbara Lam, husband and wife

for and in consideration of Two Hundred Fifty Five Thousand And No/100 Dollars (\$255,000.00)

in hand paid, conveys, and warrants to Skagit County Dike, Drainage and Irrigation Improvement District No. 12, a Washington special purpose district

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

Abbreviated Legal: Ptn Govt 2, Sec 12, T34N, R3E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 340312-0-054-0008 P21589, 340312-0-054-0100 ^{P120082} P12008 and 340312-0-049-0105 P21582

Subject to: Restrictions, Reservations and Easements of record. See Exhibit "A" and "B" attached hereto

Dated: June 21, 2010

Susan Brewer / Don Brewer
Susan Brewer / Don T. Brewer

James L. Lam / Mary Lam
James L. Lam / Mary Lam

John D. Lam / Barbara Lam
John D. Lam / Barbara Lam

1974
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2010

Amount Paid \$
Skagit Co. Treasurer
By M.M. Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

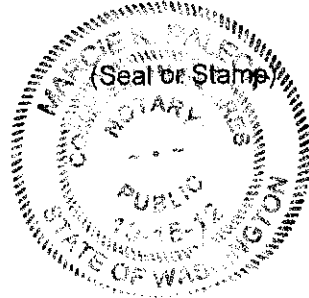
I certify that I know or have satisfactory evidence that SUSAN BREWER AND DON T BREWER (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 22 2010

Marie Walech
Signature

Esrow Officer
Title

My appointment expires: October 15 2012



State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that JAMES L. LAM AND MARY LAM (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 22 2010

Marie Walech
Signature

Esrow Officer
Title

My appointment expires: October 15 2012



State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that JOHN D LAM AND BARBARA LAM (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 22 2010

Marie Walech
Signature

Esrow Officer
Title

My appointment expires: October 15 2012



EXHIBIT "A"

PARCEL A:

A tract of land in vacated Block 11, PLAT OF RIVER VIEW ADDITION TO THE TOWN OF AVON, according to the plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington, described as follows:

Beginning at a point on the center line of Second Street in said addition, 101.05 feet Easterly (as measured along said center line of Second Street) from the center line of George Street;
thence Easterly along the center of Second Street, 101.05 feet;
thence South 229 feet;
thence West to a point that is midway between the last point and the center of George Street;
thence North to the point of beginning;

EXCEPT Bennett Road.

PARCEL B:

That portion of Government Lot 2 of Section 12, Township 34 North, Range 3 East of the Willamette Meridian, and Block 11, River View Addition to the Town of Avon, as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the center line of George and Second Streets in said Addition;
thence North 62°48'58" East along the center line of said Second Street, 202.1 feet;
thence South 27°11'02" East, 229 feet to the true point of beginning;
thence South 70°25'32" West, 101.95 feet;
thence South 27°11'02" East to the Northwesterly line of Skagit River;
thence Northeasterly along said Skagit River to a point South 27°11'02" East from the true point of beginning;
thence North 27°11'02" West to the true point of beginning;

EXCEPT that portion thereof lying within said Tract conveyed to Diking District No. 12 by Deed recorded March 24, 1923 in Volume 128 of Deeds, page 598, records of Skagit County, Washington;

ALSO EXCEPT any portion thereof condemned in Skagit County Superior Court Cause No. 2865 for Diking District No. 12 right-of-way.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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EXHIBIT "B"

1. Public or Private easements, if any, over vacated portion of said premises.
2. Terms, conditions, and restrictions of that instrument entitled Notice of Airport Noise and Overflight Effects;
Recorded: March 5, 2009
Auditor's No(s): 200903050091, records of Skagit County, Washington
3. Easement delineated on the face of said plat;
For: Bennett Road
Affects: Skagit County Assessors Map
4. 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.
5. Any question that may arise due to shifting or change in the course of the river or due to said river having shifted or changed its course.
6. 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 river, if navigable.



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