

When recorded return to:
Ross T. Packard, Traci Packard and Kurt D. Ohlund
1115 4th Street
Anacortes, WA 98221



201107260027
Skagit County Auditor

7/26/2011 Page 1 of 2 10:36AM

Recorded at the request of:

File Number: A102220

Statutory Warranty Deed

A102220-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Dan G. Doolin and Linda M. Doolin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ross T. Packard and Traci Packard, husband and wife, as to an undivided one-half interest, and Kurt D. Ohlund, a single individual, as to an undivided one-half interest the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 2, "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS"

Tax Parcel Number(s): P69741, 4020-000-002-0006

Tract 2, "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS", according to plat recorded in Volume 9 of Plats, page 103, records of Skagit County, Washington, EXCEPT portion thereof, if any, conveyed to Angelo T. Ferrario and Lucille Marie Ferrario, his wife, by deed recorded September 9, 1968 under Auditor's File No. 717958, and EXCEPT portion thereof, if any, conveyed to Albert P. Klein, et al, by instrument recorded March 4, 1969 under Auditor's File No. 723829.

Together with that certain 1969 Marlette mobile home, Vin. No. 12260FK21290637.

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 recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7/22/2011

Dan G. Doolin

Linda M. Doolin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
* 2230
JUL 26 2011

STATE OF Washington }
COUNTY OF _____ } SS:

Amount Paid \$ 628.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Dan G. Doolin and Linda M. Doolin, 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: 7-25-11

Printed Name: _____
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-13

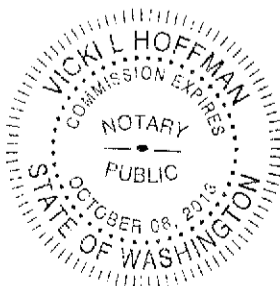


EXHIBIT A

A. RESERVATIONS CONTAINED IN DEED

Executed by: William H. Kimball, et al, Trustee for the
Stockholders of the South Timber Company
Recorded: September 6, 1949
Auditor's No: 435450
As Follows:

Excepting therefrom and reserving unto the Grantors, their successors and assigns forever, all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

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

Name: Assessor's Plat of Stafford's Skagit River Tracts
Recorded: July 28, 1970
Auditor's No.: 741648

C. 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: Skagit River

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Skagit River.

E. 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.)

F. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



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