



201108310105

Skagit County Auditor

8/31/2011 Page

1 of

5 3:49PM

WHEN RECORDED RETURN TO:

Elizabeth A. Stephan
Oak Street Law Group, PLLC
155 108th Avenue NE, Suite 510
Bellevue, WA 98004

STATUTORY WARRANTY DEED

NAME OF
GRANTORS:

JEFFREY C. FOUSHÉE and JANA S. FOUSHÉE,
husband and wife

NAME OF
GRANTEE:

JJCM, LLC, a Washington limited liability company

ABBREVIATED
LEGAL
DESCRIPTION:

TRACTS 25 AND 26 "DRIFTWOOD TRACTS OF GUEMES
ISLAND", VOL. 6 OF PLATS, PG. 15
(full legal at Exhibit A)

ASSESSOR'S
PROPERTY TAX
PARCEL ACCOUNT
NUMBER(s):

P65137/ 3905-000-026-0000

ADDRESS FOR TAX STATEMENTS:

JJCM, LLC
Jeffrey and Jana Foushée, Managers
c/o 9247 NE 13th
Clyde Hill, WA 98004

JJCM, LLC
STATUTORY WARRANTY DEED -

AFTER RECORDING RETURN TO:

Elizabeth A. Stephan
Oak Street Law Group, PLLC
155 108th Avenue NE, Suite 510
Bellevue, WA 98004

STATUTORY WARRANTY DEED

Grantors, JEFFREY C. FOUSHÉE and JANA S. FOUSHÉE, husband and wife, convey and warrant to Grantee, JJCM, LLC, a Washington limited liability company, located at 9247 NE 13th, Clyde Hill, Washington 98004, all of the interest which Grantors have in the following described real estate, situated in the County of Skagit, State of Washington:

Full Legal at Attached EXHIBIT A

Parcel Number P65137/ 3905-000-026-0000
Commonly known as:
4205 Eden's Road, Anacortes, Washington 98221.

DATED: This 15 day of August, 2011.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112609

AUG 31 2011

Amount Paid \$~~0~~
Skagit Co. Treasurer
By nam Deputy

GRANTORS:

Jeffrey C. Foushée

Jana S. Foushée

JJCM, LLC
STATUTORY WARRANTY DEED -



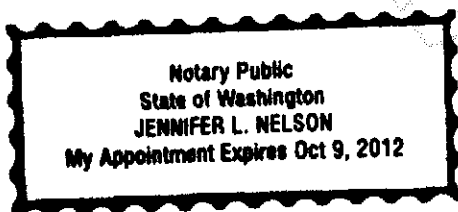
201108310105

Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 15th day of August, 2011, before me personally appeared JEFFREY C. FOUSHÉE, to me known to be the individual described in and who executed the within foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

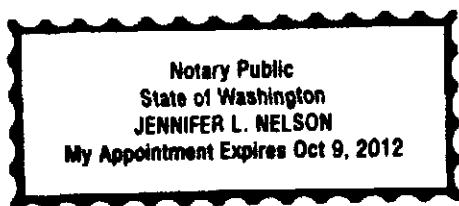


Signature: [Signature]
Name (Print): Jennifer L. Nelson
NOTARY PUBLIC in and for the State
of Washington, residing at Burien, WA
My appointment expires: 10/09/2012

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 15th day of August, 2010, before me personally appeared JANA S. FOUSHÉE, to me known to be the individual described in and who executed the within foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: [Signature]
Name (Print): Jennifer L. Nelson
NOTARY PUBLIC in and for the State
of Washington, residing at Burien, WA
My appointment expires: 10/09/2012

JJCM, LLC
STATUTORY WARRANTY DEED - 3



201108310105

Skagit County Auditor

EXHIBIT A

TRACTS 25 AND 26, "DRIFTWOOD TRACTS OF GUEMES ISLAND", ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS TIDELANDS FRONTING AND ABUTTING UPON SAID TRACTS; SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EXCEPTIONS SET FORTH BELOW AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

COVENANT TO BEAR EQUAL SHARE OF THE COST OF THE CONSTRUCTION, MAINTENANCE OF REPAIR OF THE IMPROVEMENT HEREIN NAMED, EASEMENT FOR WHICH WAS GRANTED OVER LOCATION HEREIN DESCRIBED BY INSTRUMENT;

RECORDED: SEPTEMBER 28, 1967
AUDITOR'S NO.: 704944, RECORDS OF SKAGIT COUNTY, WASHINGTON
IMPROVEMENT: WELL AND FACILITIES
LOCATION: OVER AND ACROSS THE EASTERLY 30 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 88°25'12" WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 2, A DISTANCE OF 2,703.93 FEET TO TRUE POINT OF BEGINNING;
THENCE SOUTH 26°48'13" WEST, A DISTANCE 66.32 FEET;
THENCE NORTH 88°25'12" WEST PARALLEL TO NORTH LINE OF SAID LOT 5 TO THE SHORELINE OF BELLINGHAM CHANNEL;
THENCE NORTHERLY ALONG SHORELINE OF BELLINGHAM CHANNEL TO NORTH LINE OF SAID GOVERNMENT LOT 5;
THENCE ALONG NORTH LINE OF LOT 5 TO POINT OF BEGINNING;
EXCEPT ROAD.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT;

RECORDED: FEBRUARY 27, 1969
AUDITOR'S NO.: 723680, RECORDS OF SKAGIT COUNTY, WASHINGTON
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
FOR: UNDERGROUND ELECTRIC SYSTEM, TOGETHER WITH NECESSARY APPURTENANCES
AFFECTS: AS SURVEYED, STAKED AND CONSTRUCTED

AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF; ENTERED INTO;

BY: NORWECO SINGULAIR SYSTEM
AND BETWEEN: LOUIS MAYS AND CAROL A. MAYS
RECORDED: FEBRUARY 4, 2003
AUDITOR'S NO.: 200302040135; RECORDS OF SKAGIT COUNTY, WASHINGTON
PROVIDING: SKAGIT COUNTY MAINTENANCE AGREEMENT

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.

JJCM, LLC
STATUTORY WARRANTY DEED - 4



201108310105
Skagit County Auditor

EXHIBIT A
(Continued)

RIGHT OF USE, CONTROL, OR REGULATION BY THE UNITED STATES OF AMERICA IN THE EXERCISE OF POWER OVER COMMERCE AND NAVIGATION.

ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE OF THE LINE OF HIGH WATER OF BELLINGHAM CHANNEL OR DUE TO SAID CHANNEL HAVING SHIFTED OR CHANGED ITS COURSE.

EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING MINES, ETC., PROVIDED THAT NO RIGHTS SHALL BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; TOGETHER WITH THE RIGHT, UPON PAYING REASONABLE COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR TRANSPORTING AND MOVING PRODUCTS FROM OTHER LANDS, CONTAINED IN DEED

FROM: THE STATE OF WASHINGTON
AUDITOR'S NO.: 106584, RECORDS OF SKAGIT COUNTY, WASHINGTON
EXECUTED BY: STATE OF WASHINGTON
AFFECTS: TIDELANDS ONLY

DETERMINATION OF THE LATERAL BOUNDARIES OF THE TIDELANDS DESCRIBED HEREIN.

EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT:

RECORDED: JUNE 23, 1948
AUDITOR'S NO.: 419702, RECORDS OF SKAGIT COUNTY, WASHINGTON
EXECUTED BY: JOHN A. ERVINE

AS FOLLOWS: THIS CONVEYANCE IS MADE WITH THE SPECIFIC RESERVATION AND BY THE ACCEPTANCE HEREOF WITH THE AGREEMENT THAT NO OPEN SEWAGE WILL EVER BE PERMITTED, WHICH AGREEMENT SHALL BE BINDING TO ALL SUCCESSORS AND ASSIGNS OF THE VENDEE HEREIN, AND RUN AS A CONDITION OF OWNERSHIP OF THE SAID PROPERTY AND SHALL BE FOR THE BENEFIT OF ANY AND ALL OTHER OWNERS OF OTHER TRACTS IN THE AFORESAID PLAT WITH THE RIGHT OF SUCH OTHER OWNERS TO CAUSE ENFORCEMENT OF THIS AGREEMENT.

SAID LAND OR A PORTION THEREOF MAY LIE BENEATH NAVIGABLE WATERS, ANY PORTION OF SAID LAND WHICH LIES OR WHICH MAY IN THE FUTURE LIE BENEATH NAVIGABLE WATERS IS SUBJECT TO RIGHTS OF NAVIGATION, TOGETHER WITH INCIDENTAL RIGHTS OF FISHING, BOATING, SWIMMING, WATER-SKIING AND OTHER RELATED RECREATIONAL PURPOSES GENERALLY REGARDED AS COROLLARY TO THE RIGHT OF NAVIGATION AND THE USE OF PUBLIC WATERS. SEE WILBOUR VS. GALLAGHER 77 WASHINGTON DECISION 2ND, PAGE 307.

ASSESSORS TAX PARCEL NUMBER: P65137/ 3905 000 026 0000

JJCM, LLC
STATUTORY WARRANTY DEED - 5

