

When recorded return to:

Mr. and Mrs. Joe Franett
480 Garden Of Eden Road
Sedro Woolley, WA 98284



201211140082
Skagit County Auditor

11/14/2012 Page 1 of 3 4:05PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142177-OE

Grantor: MUD LARK LLC
Grantee: Joe Franett and Joselyn Franett

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR MUD LARK, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOE FRANETT and JOSELYN FRANETT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 1, 11-34-2 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340211-1-001-0700, P95971

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 142177-OE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 340211-1-001-0700, P95971

Dated November 5, 2012

MUD LARK, LLC

Greta E. Hanberg, Member
Greta E. Hanberg, Member,

Lisa Booch
Lisa Booch, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123641

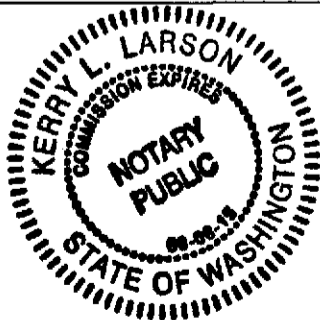
NOV 14 2012

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

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Greta E. Hanberg is
the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and is Member
of MUD LARK, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 5, 2012



Kerry L. Larson
Karen Ashley / Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Sedro Woolley (Mount Vernon)
My appointment expires: 9/11/2014 8-06-2015

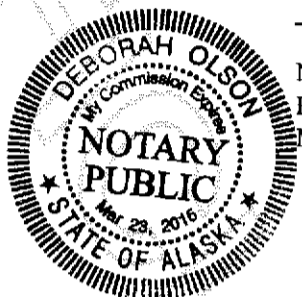
STATE OF Alaska
County of

}
} SS:

I certify that I know or have satisfactory evidence Lisa Booch is
_____ the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and is Member
_____ of MUD LARK, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11/9/12

Deborah Olson



Notary Public in and for the State of Alaska
Residing at 218 Center Avenue
My appointment expires: 3/23/2015



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Skagit County Auditor

DESCRIPTION:

All that portion of Government Lot 1 in Section 11, Township 34 North, Range 2 East, W.M., being described as follows:

Beginning at the Northeast corner of said Section 11;
thence South 89°32'24" West along the North line of said Section 11, a distance of 1,061.85 feet to the meander corner as shown on the Record of Survey prepared by John Vadai and recorded in Book 1 of Surveys, page 87, records of Skagit County, Washington;
thence South 20°35'51" East along the meander line, a distance of 105.79 feet;
thence North 72°08'16" East a distance of 13.08 feet;
thence South 15°16'59" East a distance of 22.55 feet;
thence South 25°15'52" East a distance of 157.93 feet;
thence South 22°33'13" East a distance of 131.44 feet;
thence North 89°03'39" West a distance of 75.71 feet to the point of beginning.
thence North 04°04'20" West a distance of 48.09 feet;
thence North 62°40'26" West, to the line of mean high tide;
thence Southwesterly, along said mean high tide line to a point that is North 89°03'39" West of the point of beginning;
thence South 89°03'39" East to the point of beginning.

TOGETHER WITH a non-exclusive easement in perpetuity for ingress, egress, and utilities, and parking of vehicles as described hereinafter, twelve feet (12') in width over and across the following described property:

All that part of Government Lot 1 in Section 11, Township 34 North, Range 2 East, W.M., being described as follows:

Beginning at the Northeast corner of said Section 11;
thence South 89°32'24" West, along the North line of said Section 11, a distance of 1,061.85 feet to a meander corner as shown on the record of survey prepared by John Vadai and recorded in Book 1 of Surveys, page 87, records of Skagit County, Washington;
thence South 20°35'51" East, along the meander line, a distance of 105.79 feet;
thence North 72°08'16" East, a distance of 13.08 feet;
thence South 15°16'59" East, a distance of 19.90 feet to an existing power pole and the point of beginning;
thence North 72°08'16" East, a distance of 11.64 feet to the Easterly side of the herein described 12 foot roadway;
thence South 25°15'52" East, along said roadway, a distance of 159.32 feet;
thence South 22°33'13" East, along said roadway, a distance of 133.08 feet;
thence South 09°42'37" East, along said roadway, a distance of 186.57 feet;
thence South 49°08'02" East, along said roadway, a distance of 27.91 feet to the Northerly margin of the existing County road;
thence South 38°29'50" West along said County road a distance of 19.34 feet;

DESCRIPTION CONTINUED:

thence North 74°37'13" West along said County road a distance of 16.90 feet;
thence North 09°42'37" West a distance of 212.50 feet;
thence North 22°33'13" West a distance of 131.44 feet;
thence North 25°15'52" West a distance of 157.93 feet;
thence North 15°16'59" West a distance of 2.65 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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