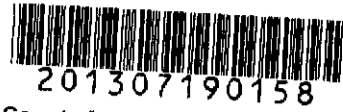


When recorded return to:
Bryan S. Ogle and Rakan Alduaij
5285 Campbell Lake Rd.
Anacortes, WA 98221



Skagit County Auditor
7/19/2013 Page 1 of 4 4:20PM \$75.00

Recorded at the request of:

File Number: A106149

Statutory Warranty Deed

A106149-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Barbara Joan Peterson, Personal Representative of the Estate of of Lucille Lillian Werner, deceased, as to Parcel A, and Mount Erie Estates, LLC, a Washington Limited Liability Company, as to Parcel B for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Bryan S. Ogle and Rakan Alduaij, unmarried individuals, as joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Parcel A: Section 12, Township 34 North, Range 1 East; Ptn. of NE of SW

Parcel B: Section 12, Township 34 North, Range 1 East; Ptn. of NW of SW

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved:

Bryan S Ogle
Bryan S. Ogle

Rakan Alduaij
Rakan Alduaij

Tax Parcel Number(s): P19303, 340112-3-002-0007, P19302, 340112-3-001-0008, P122130, 340112-3-001-0100

Dated 7/10/2013

Estate of Lucille Lillian Werner

Barbara Joan Peterson RP
By: Barbara Joan Peterson, Personal Representative

Mount Erie Estates, LLC

Barbara Joan Peterson, Manager
By: Barbara Peterson, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2032858
JUL 19 2013
Amount Paid \$ 7570.00
By MB Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Barbara Joan Peterson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of Lucille Lillian Werner, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-11-13

Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013

STATE OF: Washington }
County Of: Skagit } SS

I certify that I know or have satisfactory evidence that Barbara J. Peterson signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Managing Member of Mount Eric Estates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7-11-13

Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of : Washington
Residing at: ANACORTES
My appointment Expires: 10-8-13



201307190158

EXHIBIT A

Parcel A:

All that portion of the Northeast 1/4 of the Southwest 1/4 lying Westerly of a line running parallel with and 566 feet Westerly from the East line of the said Northeast 1/4 of the Southwest 1/4 and lying North of the Lake Campbell County Road; EXCEPT that portion conveyed under Auditor's File No. 200612290146; all in Section 12, Township 34 North, Range 1 East, W.M.

Parcel B:

All that portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4, in Section 12, Township 34 North, Range 1 East, W.M., lying East and North of the main County road.

EXCEPT that portion conveyed for right of way by deed recorded July 26, 1956, under Auditor's File No. 539268.



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EXHIBIT B

EXCEPTIONS:

A. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200612290147. (Affects: Parcel A)

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 14, 2013
Auditor's No.: 201301140112

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mount Erie Estates, LLC
Recorded: February 12, 2013
Auditor's No. 201302120096
Purpose: Ingress, egress and utilities
Area Affected: Portion of real estate under search

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 12, 2013
Auditor's No.: 201302120097
Regarding: Protected Critical Area Site Plan
Affects: Parcel A

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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