

AFTER RECORDING MAIL TO:
Clear Valley Investments, L.L.C.
14000 McLaughlin Ext. Road
Mount Vernon, WA 98273



200205150119
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101057-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Robert G. Lundvall, Dorothy M. Lundvall
Grantee(s): Clear Valley Investments, L.L.C.
Abbreviated Legal: ptn SW1/4 of NW1/4, 11-34-3 E W.M. & ptn NW1/4, 14-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340411-2-004-0005/P24530, 340414-0-005-0005/P24697,
340414-2-003-0003/P24730, 340414-0-004-0002/P24731, 340414-2-006-0000/P24733

THE GRANTOR ROBERT G. LUNDVALL and DOROTHY M. LUNDVALL, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Clear Valley Investments, L.L.C., a Washington
Limited Liability Company
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

#2100
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

See Attached Exhibit B
Dated this 15th day of May, 2002

MAY 15 2002

By Robert G. Lundvall
Robert G. Lundvall

By _____ Amount Paid \$ 3519.00
Skagit Co. Treasurer
By [Signature] Deputy

By Dorothy M. Lundvall
Dorothy M. Lundvall

By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Robert G. Lundvall and Dorothy M. Lundvall is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 15, 2002

Nancy Lea Cleave
Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

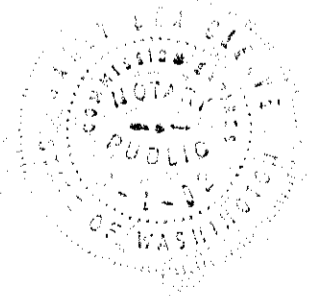


Exhibit A

PARCEL "A":

That portion of the following described tract lying within the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of Section 14 with the Westerly line of the right of way of the Seattle Lake Shore and Eastern Railway Company, as said right of way was conveyed by deeds recorded in Volume 10 of Deeds, pages 651 to 654, records of Skagit County, Washington; thence Southwesterly along said right of way, 1,494.24 feet to the true point of beginning;
thence North 60 degrees 30' West, 1,683 feet, more or less, to a point 396 feet South of the Northwest corner of said Section 14;
thence South along the West line of the Section to a point 660 feet North of the Southwest corner of the Northwest 1/4 of said Section;
thence East 871.2 feet, more or less, to the Westerly line of the said railway company right of way;
thence Northeasterly along said right of way to the true point of beginning,

EXCEPT the 50 foot wide right of way of the Puget Sound and Cascade Railway Company, as said right of way was reserved in deed recorded under Auditor's File No. 138390, in Volume 115 of Deeds, page 619, records of Skagit County, Washington,

AND ALSO EXCEPT that portion, if any, lying within the as built and existing extension of the Gunderson County Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the South 660 feet of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., lying Westerly of the West line of the 200 foot wide right of way and depot grounds of the Seattle Lake Shore and Eastern Railway Company, as said right of way and depot grounds were conveyed to said railway company by deeds recorded in Volume 10 of Deeds, page 651 to 654, records of Skagit County, Washington,

EXCEPT that certain 50 foot wide strip of land conveyed to Puget Sound and Cascade Railway Company by deed recorded under Auditor's File No. 111086, in Volume 101 of Deeds, page 631, records of Skagit County, Washington,

AND ALSO EXCEPT that portion of the South 30 feet of the East 105 feet of that portion of said Southwest 1/4 of the Northwest 1/4, lying West of the West line of the right of way of the Northern Pacific Railway, as said right of way existed on June 6, 1927. Said portion being the non-vacated portion of Coltrine #211 County Road, said road being previously conveyed to Skagit County by deeds recorded under Auditor's File Nos. 75461 and 75462 in Volume 78 of Deeds, page 223, and portions of said road being vacated by Order of Vacation entered in Volume 12 of Commissioner's Records, page 479, records of Skagit County, Washington,

AND ALSO EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known Gunderson Road and formerly known as Coltrine Road, extending into said property.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of the Northern Pacific Railway right of way with the South line of the said Northwest 1/4;
thence East 606 feet, more or less, to the West line of the Big Lake Road;
thence Northerly along said West line of road to intersection with the East line of the Northern Pacific Railway right of way;
thence Southwesterly along the East line of the Northern Pacific Railway right of way to the point of beginning,



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EXCEPT road right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The Southwest 1/4 of the Northwest 1/4 of Section 11, Township 34 North,
Range 4 East, W.M., EXCEPT County road right of way.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO Easement recorded June 10, 1948 under Auditor's No. 419097 (Parcel C).

ALSO SUBJECT TO Farm and Agricultural tax classification disclosed by notice recorded February 4, 1972 and February 11, 1975, under Auditor's File Nos. 763792 and 8133394, respectively and by notice recorded August 16, 1973 and September 19, 1974, under Auditor's File Nos. 789545 and 807502, and are subject to the provisions of RCW 84.34, which tax classifications the Grantees herein agree to continue according to the terms and conditions thereof.



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