

AFTER RECORDING MAIL TO:
Upper Skagit Indian Tribe
25948 Community Plaza Way
Sedro-Woolley, WA 98284



200307140227
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107564-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richmond JPJ Enterprises, Inc.
Grantee(s): Upper Skagit Indian Tribe
Abbrev. Legal: Ptn SW1/4 SE 1/4 S31-T36-R4E
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360431-4-004-0013/P50416, P50416

THE GRANTOR RICHMOND JPJ ENTERPRISES, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to UPPER SKAGIT INDIAN TRIBE, a federally recognized Indian Tribe the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

TOGETHER WITH THAT CERTAIN MOBILE HOME TITLE ELIMINATIONS RECORDED UNDER AUDITOR'S FILE NO. 199907300085 AND 199907300086, LOCATED AND CONSIDERED A PART THEREOF.

ALSO TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THROUGH THE PLAT OF RIVER VALLEY VIEW ESTATES TO ACCESS THE SUBJECT PROPERTY UNTIL SEPTEMBER 30, 2003, AT WHICH TIME THIS EASEMENT SHALL BE TERMINATED.

Dated July 2, 2003

A 3440
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Richmond JPJ Enterprises, Inc.

JUL 14 2003

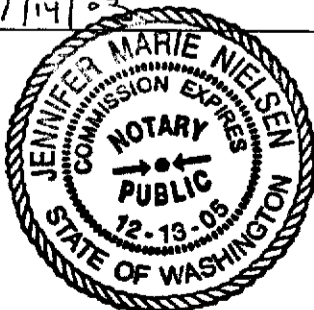
By: Rob Nielsen, President

Amount Paid \$ *10799.75*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
County of ~~Skagit~~ *WHATCOM* } SS:

I certify that I know or have satisfactory evidence Rob Nielsen the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated President authorized to execute the instrument and is of Richmond JPJ Enterprises, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/14/03



Jennifer M. Nielsen

Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 12/13/05

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

The Southwest ¼ of the Southeast ¼ of Section 31, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for road and utilities as contained in instrument from Nielsen Brothers Inc. to Richmond JPI Enterprises, Inc., recorded January 4, 2002, under Auditor's File No. 200201040067, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

All that portion of Lot 1 as shown on the Plat of River Valley View Estates, recorded as Auditor's File No. 200105070102, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1;
thence North 01°35'01" East, along the West line of said Lot 1, a distance of 448.00 feet;
thence South 57°45'27" East, a distance of 36.70 feet;
thence South 20°34'51" East, a distance of 36.70 feet;
thence South 02°00'00" East, a distance of 345.00 feet;
thence South 29°58'52" East, a distance of 63.00 feet to the South line of said Lot 1;
thence North 86°51'44" West, along said South line, a distance of 100.00 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO a 12.00 foot wide easement for ingress, egress over a portion of Lot 1, River Valley View Estates, as shown on Plat recorded as Auditor's File No. 200105070102, records of Skagit County, Washington, said easement being 6.00 feet on each side, measured at right angles, from the following described centerline:

Beginning at the Southwest corner of said Lot 1;
thence North 01°35'01" East, along the West line of said Lot 1, a distance of 448.00 feet to the true point of beginning;
thence South 57°45'27" East, a distance of 36.70 feet;
thence South 20°34'51" East, a distance of 36.70 feet;
thence South 02°00'00" East, a distance of 345.00 feet to the terminus.

The sidelines of the above described easement shall be lengthened and foreshortened to terminate at the West line of said Lot 1.

Situate in the County of Skagit, State of Washington.



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