

AFTER RECORDING MAIL TO:

Jon Jonsson and Janice Jonsson
1259 Maralee Lane
Bellingham, WA 98226



200408250126
Skagit County Auditor

8/25/2004 Page 1 of 3 3:54PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113038-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Alderbrook 100 Acre Wood, L.L.C.
Grantee(s): Jon Jonsson and Janice Jonsson
Abbreviated Legal: Ptn N 1/2 of 3-33-4 aka Lot 3 S/P PL00-376
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330403-1-001-0019, P16243, 330403-1-001-0500, P116939

THE GRANTOR ALDERBROOK 100 ACRE WOOD, L.L.C., 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 JON JONSSON and JANICE JONSSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any. ALSO SUBJECT TO Conditions and Provisions of open space timber tax classification and RCW 84.34 disclosed by Notice recorded August 19, 2003 under Auditor's File No. 200308190043.

Dated August 24, 2004

Alderbrook 100 Acre Wood, L.L.C.

By: Adam Ware, Managing Member

4537
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 25 2004

Amount Paid \$ 3738.00
Skagit County Treasurer
By: Deputy

STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence Adam Ware is

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Managing Member of Alderbrook 100 Acre Wood, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-24-2004

Shelley L. Nevitt

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 3-9-07

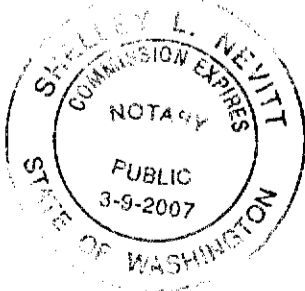


EXHIBIT A

DESCRIPTION:

PARCEL "A":

Lot 3 of Short Plat No. PL00-376, recorded October 16, 2002, under Auditor's File No. 200210160141, records of Skagit County, Washington, being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement 60 feet wide for ingress, egress, and utilities over, under, and through the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 3, Township 33 North, Range 4 East, W.M., the centerline of which is described as follows:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3; thence North $01^{\circ}57'53''$ West along the West line thereof, a distance of 433.25 feet to the centerline of Cascade Ridge Drive as shown on the Plat of "CASCADE RIDGE P.U.D.," as per plat recorded in Volume 14 of Plats, pages 112 through 121, inclusive, records of Skagit County, Washington and the initial point of this centerline description; thence North $78^{\circ}54'55''$ East, a distance of 22.80 feet to the point of curvature of a curve to the left having a radius of 170.00 feet; thence Easterly along said curve through a central angle of $15^{\circ}19'30''$ and an arc length of 45.47 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of $35^{\circ}35'31''$ and an arc length of 71.44 feet; thence South $80^{\circ}49'04''$ East, a distance of 56.12 feet to the point of curvature of a non-tangent curve to the right having a radius of 176.38 feet, from this point the center bears South $65^{\circ}32'47''$ East; thence Northerly along said curve through a central angle of $73^{\circ}35'16''$ and an arc length of 226.54 feet; thence South $81^{\circ}57'31''$ East, a distance of 155.47 feet to the point of curvature of a curve to the left having a radius of 169.81 feet; thence Easterly along said curve through a central angle of $40^{\circ}20'14''$ and an arc length of 119.55 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of $90^{\circ}51'48''$ and an arc length of 182.37 feet to the point of reverse curvature of a curve to the left having a radius of 274.51 feet; thence Easterly along said curve through a central angle of $27^{\circ}15'57''$ and an arc length of 130.63 feet; thence South $58^{\circ}41'55''$ East, a distance of 217.08 feet to the point of curvature of a curve to the left having a radius of 325.55 feet; thence Easterly along said curve through a central angle of $25^{\circ}03'59''$ and an arc length of 142.43 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet; thence Easterly along said curve through a central angle of $29^{\circ}54'17''$ and an arc length of 60.02 feet to Point "A";



200408250126
Skagit County Auditor

8/25/2004 Page

2 of

3

3:54PM

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence continuing along said curve through a central angle of $31^{\circ}14'36''$ and an arc length of 62.71 feet;
thence South $22^{\circ}36'59''$ East, a distance of 243.39 feet to the point of curvature of a curve to the right having a radius of 115.00 feet;
thence Southerly along said curve through a central angle of $15^{\circ}19'19''$ and an arc length of 30.75 feet to the point of reverse curvature of a curve to the left having a radius of 115.00 feet;
thence Southerly and Easterly along said curve through a central angle of $134^{\circ}33'57''$ and an arc length of 270.09 feet to the point of reverse curvature of a curve to the right having a radius of 150.00 feet;
thence Easterly along said curve through a central angle of $62^{\circ}00'54''$ and an arc length of 162.35 feet to the point of curvature of a reverse curve to the left having a radius of 115.00 feet;
thence Easterly and Northerly along said curve through a central angle of $83^{\circ}51'20''$ and an arc length of 168.31 feet;
thence North $16^{\circ}17'57''$ East, a distance of 67.15 feet to a point on the East-West centerline of said Section 3 which lies North $87^{\circ}15'24''$ East, a distance of 1,895.24 feet from the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3 and the terminus of this centerline description.

TOGETHER WITH an easement for ingress, egress, utilities, and cul-de-sac described as follows:

Beginning at Point "A" described above;
thence North $36^{\circ}08'24''$ East, a distance of 45.00 feet to the center of a 45 foot radius cul-de-sac with 20 foot radius entrance and exit curves at the intersections with the Northeasterly line of the hereinabove described 60 foot easement.

Situate in the County of Skagit, State of Washington.



200408250126
Skagit County Auditor

8/25/2004 Page 3 of 3 3:54PM