

AFTER RECORDING MAIL TO:
Mr. and Mrs. Don Wolfe
P.O. Box 1897
Mount Vernon, WA 98273



200506100095
Skagit County Auditor

6/10/2005 Page 1 of 2 11:48AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116551-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jamie Lanning
Grantee(s): Caldera, LLC
Abbreviated Legal: S. ptn Lot 5, Blk. 7, N. park Add. To Clear Lake
Assessor's Tax Parcel Number(s): 4142-007-005-0001, P75009

THE GRANTOR JAMIE LANNING, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CALDERA, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, EXCEPT the North 43.88 feet thereof, Block 7, "NORTH PARK ADDITION TO CLEAR LAKE, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 16, records of Skagit County, Washington.

TOGETHER WITH a perpetual non-exclusive easement under, over, through and across the property described as follows for the purpose of maintaining existing water lines now in place and for water lines hereinafter constructed:

The East 8 feet of the following described property:

That portion of Lot 4, Block 7, "NORTH PARK ADDITION TO CLEAR LAKE, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 16, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 4, Block 7, "NORTH PARK ADDITION TO CLEAR LAKE, WASHINGTON";
thence North 89°37'00" West along the North line of said Lot 4, a distance of 90.00 feet to the Northwest corner of said Lot 4;
thence South along the West line of said Lot 4, a distance of 81.70 feet;
thence East at right angles to the West line of said Lot 4, a distance of 90.00 feet to the East line of said Lot 4;
thence North along the East line of said Lot 4, a distance of 81.11 feet to the point of beginning and containing .17 acres.

Situate in the County of Skagit, State of Washington.

2964
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Schedule "B-1" attached hereto and made a part thereof.

JUN 10 2005

Dated June 7, 2005

Amount Paid \$ 10,146.00
Skagit Co. Treasurer
By Deputy

Jamie Lanning

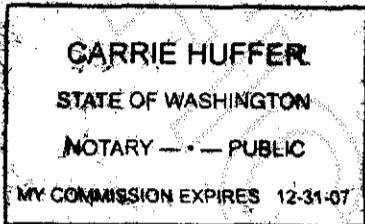
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jamie Lanning**
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 10, 2005



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



Schedule "B-1"

116551-PE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Pulp & Timber Company, a corporation
Purpose:	For a water main or water mains
Area Affected:	A right-of-way and easement 10 feet in width as the same are now laid down and in use
Dated:	August 22, 1929
Recorded:	October 16, 1929
Auditor's No.:	227698



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Skagit County Auditor