

AFTER RECORDING MAIL TO:
Darren Bell and Julie Bell



200509160170
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85860

Statutory Warranty Deed

Grantor(s): Mission Ranches Co. LLC
Grantee(s): Darren Bell and Julie Bell

FIRST AMERICAN TITLE CO.
85860-1

Section 25, Township 34, Range 3; Ptn. SE NW

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340325-0-039-0003, P22712, 340325-0-038-0004, P22711

THE GRANTOR Mission Ranches Co. LLC, formerly known as Mission Ranches Company, a California General Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Darren Bell and Julie Bell, 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 Paragraph A of Schedule B-1 of First American Title Company's preliminary commitment no. 85860 attached hereto and made a part hereof by this reference.

Dated September 7, 2005

5133
SKAGIT COUNTY WA
REAL ESTATE EXCISE TAX

Mission Ranches Co. LLC

By: Tom Romans, Chief Financial Officer

SEP 16 2005

Amount Paid \$ 5968.00
By Skagit Co. Treasurer
Dept. v

State of California
County of Monterey } SS:

I certify that I know ~~or have satisfactory evidence~~ Tom Romans the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Chief Financial Officer of Mission Ranches Co., LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: September 9, 2005

Sarah Ann Gnat

Notary Public in and for the State of California
Residing at 1332 Byron Dr # 418 Salinas CA
My appointment expires: 2/11/2007 93901



EXHIBIT A

Parcel "A":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike; thence South 1 degree 18'30" East along an existing fence line 181.7 feet to the true point of beginning of the tract herein described; thence South 89 degrees 23' East along an existing fence line 192.0 feet, more or less, to the West line of said County road; thence South 6 degrees 11' East along said West road line 138.0 feet; thence South 87 degrees 29' West along an existing fence line to a point that is South 1 degree 18'30" East of the true point of beginning; thence North 1 degree 18'30" West to the true point of beginning.

Parcel "B":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike; thence South 1 degree 18'30" East along an existing fence line 181.7 feet; thence South 89 degrees 23' East along an existing fence line 192.0 feet, more or less, to the West line of said County Road; thence South 6 degrees 11' East along said West road line 138.0 feet; thence South 87 degrees 29' West along an existing fence line and the projection thereof 472.0 feet; thence North 0 degrees 09' East 342.0 feet, more or less, to the North line of said subdivision; thence East along said subdivision line 264.3 feet, more or less, to the point of beginning.

EXCEPT that portion of the above described tract that lies Easterly of a line drawn South 1 degree 18'30" East, along an existing fence line and extension thereof, from a point on the North line of said tract that is 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike.



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Order No: 85860

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Leo S. Olson and Dorothy B. Olson, husband and wife and Ace N. Garlinghouse and Charlotte Garlinghouse, husband and wife
Dated:	June 18, 1970
Recorded:	June 19, 1970
Auditor's No.:	740332
Purpose:	Easement for ingress, egress and utilities
Area Affected:	North 30 feet of Parcel "A"

