


AFTER RECORDING MAIL TO:

Douglas VanderSanden and Kristine VanderSanden
13430 NE 177th Place
Woodinville, WA 98072


200511180088
Skagit County Auditor
11/18/2005 Page 1 of 3 11:58AM

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No. 200510352
Title Order No. IC36904
Legal Description (abbreviated): Lots 8, 9, 46 and 47, Plat 1, Sulpher Spring Lake Tracts

THE GRANTOR(S) Donald L. Bakken, an unmarried person

for and in consideration of **Ten Dollars** and other good and valuable consideration

in hand paid, conveys and warrants to **Douglas VanderSanden and Kristine VanderSanden, husband and wife**

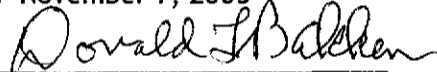
the following described real estate, situated in the County of **Skagit**, State of Washington:

Legal Description attached as exhibit "A" and made a part hereof

Assessor's Property Tax Parcel/Account Number(s): **40240000470009&0090005**
P69863 & P69829

Subject to: Those items set forth on Exhibit "B" attached hereto and by this reference made a part hereof. Also subject to rights, reservations, covenants, conditions and restrictions presently of record and general to the area; easements and encroachments not materially affecting the value of or unduly interfering with Grantee's reasonable use of the property; and reserved oil and/or mineral rights.


Dated: November 7, 2005


Donald L. Bakken

60408
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 18 2005

STATE OF Washington)
COUNTY OF Skagit) ss.

Amount Paid \$ 4697.08
By  Deputy

I certify that I know or have satisfactory evidence that Donald L. Bakken is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 15th day of November, 2005



Notary Public in and for the State of Washington
residing at Mount Vernon
My Commission Expires: 12/10/06



EXHIBIT "A"

Tracts 8 and 9, PLAT 1, SULPHUR SPRING LAKE TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian; which lies West of the centerline of said right of way and between the Easterly extension of the North line of Tracts 8 and of the South line of Tract 9, Sulphur Spring Lake Tracts, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

AND TOGETHER WITH Tracts 46 and 47, Plat 1, Sulphur Spring Lake Tracts, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

AND ALSO TOGETHER WITH the shore lands of the second class situated in front of, adjacent to or abutting upon Tracts 46 and 47, Plat 1, Sulphur Spring Lake Tracts, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200511180088
Skagit County Auditor

Exhibit "B"

Access easement in favor of Skagit County Sewer District No. 2 for access to pump station, and recorded September 23, 1980, under Auditor's File No. 8009230072, records of Skagit County, Washington.

Affects: Tracts 46 and 47

Encroachment of a concrete footing onto the Northeasterly corner of said Tract 47 as disclosed by a Survey recorded September 8, 2005, under Auditor's File No. 200509080072, records of Skagit County, Washington.

Reservations contained in deed

Executed by: Union Lumber Company

Recorded: June 21, 1913

Auditor's No.: 97183, records of Skagit County, Washington

As follows:

Subject to all rights of the Atlas Lumber Company by virtue of a conveyance to it of the timber upon the said lands. Rights of way for the removal thereof heretofore given, and subject to all existing easements or rights of way for public roads or otherwise, over and across said land, and also excepting and reserving all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same.

Right to overflow and inundate the shore lands of Big Lake, as granted to Day Lumber Company by the State of Washington, under Application No. 12096, disclosed by the deed from the State of Washington under which the shore lands are claimed, recorded in Volume 178 of Deeds, page 219, records of Skagit County, Washington.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: September 22, 1942

Auditor's No.: 353255, records of Skagit County, Washington

Affects: Second Class Shorelands

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change of the line of high water of Big Lake OR due to said lake having shifted or changed its line of high water.



200511180088
Skagit County Auditor

11/18/2005 Page

3 of

3 11:58AM