

AFTER RECORDING MAIL TO:
Mr. and Mrs. William N. Kaaland
23940 Old Day Creek Road
Sedro Woolley, Wa. 98284


200512220116
Skagit County Auditor
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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86945

Statutory Warranty Deed

Grantor(s): John A. Boyes and Kristen Boyes
Grantee(s): William N. Kaaland and Patty L. Kaaland

FIRST AMERICAN TITLE CO.
B86945E-3

Section 36, Township 35, Range 4; Ptn. SW SE

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350436-4-001-0103, P38425, 350436-4-001-0004, P38424, 350436-4-002-0003, P38426, 350436-4-003-0002, P38427, 350436-0-006-0205, P38406

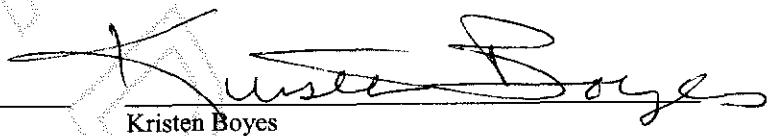
THE GRANTOR John A. Boyes and Kristen Boyes, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William N. Kaaland and Patty L. Kaaland, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "B"

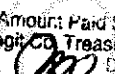
Dated 12/14/05


John A. Boyes


Kristen Boyes

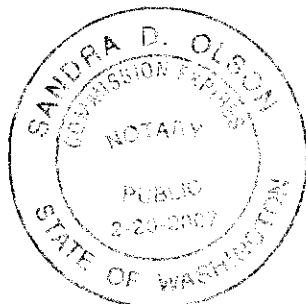
70721
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 10,685.00
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that John A. Boyes and Kristen Boyes, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-16-05



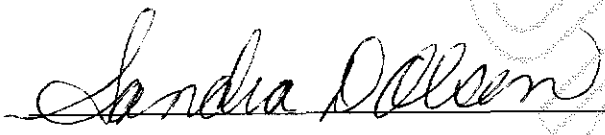

Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07

EXHIBIT A

Parcel "A":

The east 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East W.M.

TOGETHER WITH a non-exclusive 50-foot wide easement for ingress, egress and utilities over, under and across those portions of Government Lots 1 and 2 described on pages 8 and 9 of 11 on document recorded as Auditor's File No. 200406250134 and as reserved in that certain deed recorded as Auditor's File No. 200411120012 at Paragraph J, on page 4 of 5.

TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 0 Degrees, 6 Minutes 19 Seconds East along the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 730.00 feet;
Thence South 28 Degrees 10 Minutes 47 Seconds East for a distance of 607.16 feet;
Thence South 0 Degrees 6 Minutes 19 Seconds West for a distance of 201.90 feet, more or less, to the South line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ at a point of bearing South 88 Degrees 35 Minutes 18 seconds East from the POINT OF BEGINNING;
Thence North 88 Degrees 35 Minutes 18 Seconds West along said South line for a distance of 287.78 feet, more or less, to the POINT OF BEGINNING.

PARCEL 'B':

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., EXCEPT the East 23.5 acres thereof, EXCEPT rights-of-way of Northern Pacific Railroad Company, Puget Sound & Cascade Railway Company and Puget Sound Pulp & Timber Company, EXCEPT State Road No. 1-A, commonly known as Highway No. 9, and EXCEPT THAT PORTION LYING WITHIN THE West 105.00 feet (as measured perpendicular to the West line) of the Southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M.

PARCEL "C":

The rights-of-way of the former Northern Pacific Railroad Company, the former Puget Sound & Cascade Railway Company and the Puget Sound Pulp & Timber Company across the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M. EXCEPT THAT PORTION LYING WITHIN THE West 105.00 feet (as measured perpendicular to the West line) of the southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M.



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EXHIBIT "B"

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 70778, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	September 23, 1929
Recorded:	October 5, 1929
Auditor's No.:	227428
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location:	Easterly side of former Puget Sound & Cascade Railway adjoining Northern Pacific Railway.

C. Reservations contained in deed from the State of Washington recorded under Auditor's file No. 9712310023, reserving to the grantor all oil, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

D. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.



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