

AFTER RECORDING MAIL TO:
Mark Linnemann, Jaime Diamond
PO Box 345
Anacortes, WA 98221



200512230066
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85316

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Statutory Warranty Deed

Grantor(s): Stanley B. Green and Marion D. Green
Grantee(s): Mark Linnemann

FIRST AMERICAN TITLE CO.

Blocks 11, 12, 14, 15 and 16, Wood's Plat of North Anacortes

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s):

000-0003, P60871, 3846-015-000-0000, P60872, 3846-016-000-0008, P60873

A85316E-1

3846-014-

THE GRANTOR Stanley B. Green and Marion D. Green, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Linnemann, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

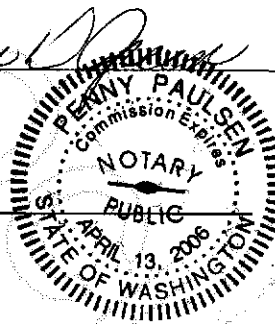
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated December 19, 2005

Stanley B. Green
Stanley B. Green

Marion D. Green
Marion D. Green



STATE OF Washington
COUNTY OF Wahkiakum } SS:

I certify that I know or have satisfactory evidence that Stanley B. Green and Marion D. Green, 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: 12/19/05
7091 Penny Paulsen

SKAGIT COUNTY WASHINGTON Notary Public in and for the State of Washington
REAL ESTATE EXCISE TAX Residing at Cathlamet
My appointment expires: 4/13/08

DEC 23 2005

Amount Paid \$ 2319.00
Skagit Co. Treasurer
By [Signature] Deputy

EXHIBIT A

The North 10 acres of the combined total of the following described Parcels "X" and "Y", the South line of said North 10 acres being measured parallel with the South line of the following described Parcel "X":

PARCEL "X":

Blocks 11, 12, 14, 15 and 16 of "WOOD'S PLAT OF NORTH ANACORTES", as per plat recorded in Volume 2 of Plats, page 37, records of Skagit County, Washington, TOGETHER WITH those vacated portions of Montesano, Dayton, Colfax and Snohomish Streets and Seattle and Tacoma Avenues that have reverted thereto by operation of law, EXCEPT county road rights-of-way and oil, gases, coal, ores, minerals and fossils of every kind or description which may be in or upon said land described herein.

PARCEL "Y":

The South 7 feet of the following described tract, as measured parallel with the South line of the following described tract:

Blocks 18 and 20 of "WOOD'S PLAT OF NORTH ANACORTES", as per plat recorded in Volume 2 of Plats, page 37, records of Skagit County, Washington, TOGETHER WITH those vacated portions of Centralia and Snohomish Streets and Seattle and Tacoma Avenues that have reverted thereto by operation of law, EXCEPT county road rights-of-way and oil, gases, coal, ores, minerals and fossils of every kind or description which may be in or upon said land described herein.



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EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Titan Properties, Inc., a Washington Corporation
Recorded: May 14, 1963
Auditor's No.: 635858
As Follows: The sellers herein reserve unto themselves, its successors, and assigns forever all oil, gases, coal, ores, minerals and fossils, of every kind and description, which may be in or upon the said land herein described.

B. RESERVATION CONTAINED IN DEED

Executed by: Thomas A. Lindsey and Stanley B. Green and Marion D. Green
Recorded: December 13, 2005
Auditor's No.: 200512130158
As Follows:

It is hereby covenanted and agreed to by the Grantors and Grantees that said 7 feet together with the North 28 feet of that portion of Grantee's adjacent property contiguous to said 7 feet shall be considered a vegetative buffer zone. The intention is that the owners of this 35-foot wide swath of land, whomever they may be, shall not remove the forested character of this zone, and only build roadways or structures within this space if use of land elsewhere is prohibited due to unforeseen reasons.

The above described property will be combined or aggregated with the contiguous property owned by the Grantees to the South. This boundary adjustment is not for the purposes of creating an additional building lot.



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