

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jason A. Clark
3100 Cherokee Lane
Mt. Vernon, Washington 98273



200601120098
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86941

Statutory Warranty Deed

Grantor(s): Charles Hoagland
Grantee(s): Jason A. Clark and Tonya M. Clark
Assessor's Tax Parcel Number(s): 3762-000-051-0000, P54520, 3762-000-050-0100, P54519

FIRST AMERICAN TITLE CO.

86941E-1

THE GRANTOR Charles Hoagland, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Jason A. Clark, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 51, "THUNDERBIRD", as per plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 50 "THUNDERBIRD", as per plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 50; thence North 37°32'15" East along the East line of said Lot 50, a distance of 146.33 feet to the Northeast corner of said Lot; thence Northwesterly along the North line of said Lot 50 and the South right-of-way line of that City Street known as Cherokee Lane, along a curve to the left having a radius of 200.00 feet and a central angle of 14°19'26", an arc distance of 50.00 feet to a point on the curve, at which point the tangent to the curve bears North 56°47'11" West; thence South 18°05'13" West a distance of 148.59 feet to the Southeast corner of said Lot 50 and the point of beginning.

SUBJECT TO Covenants, Conditions, Restrictions and Easements of record as indicated by the attached Exhibit "A" and made a part hereof.

Dated: January 9, 2006

Charles Hoagland
Charles Hoagland

172
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 12 2006

Amount Paid \$ 4417.62
Skagit Co. Treasurer
By Jp

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles Hoagland, 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: 01-10-06

Shirley Rose Lanum
Shirley Rose Lanum
Notary Public in and for the State of Washington
Residing at EVERETT
My appointment expires: 10-19-2008

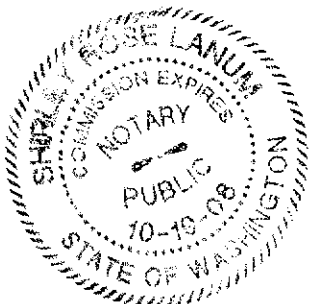


EXHIBIT "A"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 24, 1968
Recorded: June 26, 1968
Auditor's No.: 715205
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Thunderbird
Recorded: January 16, 1967
Auditor's No: 693440

Said matters include but are not limited to the following:

1. Right to make all necessary slopes for cuts and fills, and right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads shown hereon.

2. An easement is hereby reserved for and granted to Puget Sound Power and Light Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purpose.



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