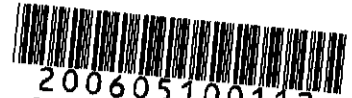


When recorded return to:

Marcus McCulloch, Daniel R. Madlung And Or Assigns
19818 Serene Lane
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: B87457



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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B87457E-1

THE GRANTORS DENNIS M. FENSTERMAKER AND CHERYL L.S. FENSTERMAKER AS TRUSTEES OF THE FENSTERMAKER FAMILY LIVING TRUST DATED MAY 9, 2002 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 Marcus McCulloch, a married man as his sole and separate property and Daniel R. Madlung, a married man as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 7, Township 36, Range 4; Ptn. SE NW, SW NE, NE SW, NW SE

For Full Legal See Attached Exhibit "A"

Subect to covenants, conditions, restrictionn and easements, if any as per attached Exhibit "B"

Tax Parcel Number(s): 360407-4-003-0006, P49077, 360407-4-001-0008, P49074, 360407-3-002-0009, P49071, 360407-1-005-0000, P49055

Dated 03/15/06

Fenstermaker Family Living Trust dated May 9, 2002

Dennis M. Fenstermaker
By: Dennis M. Fenstermaker, Trustee

Cheryl L.S. Fenstermaker
By: Cheryl L.S. Fenstermaker, Trustee

22521
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

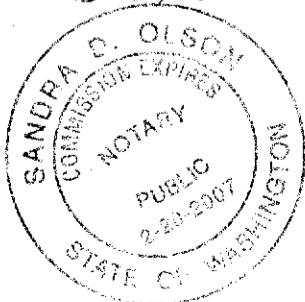
MAY 10 2006
4811.00

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dennis M. Fenstermaker and Cheryl L.S. Fenstermaker the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-17-06



Sandra D. Olson
Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-20-07

EXHIBIT A

PARCEL "A":

The South 200 feet of that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Southwesterly of the 60 foot wide right-of-way conveyed to Skagit County by deed recorded August 30, 1909 under Auditor's File No. 75200 in Volume 65 of Deeds, page 165, records of Skagit County, Washington;

TOGETHER WITH the South 200 feet of that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Southwesterly of the 60 foot wide right-of-way conveyed to Skagit County by deed recorded August 30, 1909 under Auditor's File No. 75200 in Volume 65 of Deeds, page 165, records of Skagit County, Washington.

PARCEL "B":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

EXCEPT that portion thereof lying Southwesterly of a line that is parallel with and distant 15 feet Northeasterly of the centerline of the Bloedel Donovan Lumber Railroad, now known as Samish Road;

TOGETHER WITH the North 520.8 feet of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southwesterly of the 60 foot wide right-of-way conveyed to Skagit County by deed recorded August 30, 1909 under Auditor's File No. 75200 in Volume 65 of Deeds, page 165, records of Skagit County, Washington;

EXCEPT that portion, if any, lying within a certain 20 foot strip conveyed to Sydney Smyth by deed dated July 11, 1909 and recorded August 4, 1909 in Volume 65 of Deeds, page 133;

ALL EXCEPT the following described tract of land from Parcels "A" and "B":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 7, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North $0^{\circ}15'10''$ West along the West line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 200.33 feet to a point being 200 feet North of the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South $86^{\circ}57'51''$ East, 164.21 feet to an existing 3-way fence corner, (East-West and South); thence South $2^{\circ}23'40''$ West along said existing fence, 642.66 feet; thence continue along said existing fence, South $3^{\circ}14'34''$ West, 600.00 feet, more or less, to the North right-of-way line of the county road known as the Old Samish Road; thence in a Northwesterly direction along said North right-of-way line to the intersection with the West line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North $0^{\circ}18'56''$ West along said West line to the true point of beginning.



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power Light Company
Recorded: August 2, 1945
Auditor's No.: 382293
Purpose: Electric transmission and/or distribution lines
Area Affected: A strip of land running Northwest to Southeast across the subject property

Said easement includes prohibitions against blasting within 300 feet.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: December 8, 1954
Auditor's No.: 510270
Purpose: Oil pipe line
Area Affected: The exact location is not disclosed on the record

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sydney Smyth
Recorded: June 11, 1909
Auditor's No.: Volume 65 of Deeds, page 133
Purpose: Water line
Area Affected: A 20-foot strip of land across the South ½ of Section 7

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: December 8, 1954
Auditor's No.: 510265
Purpose: Pipe line
Area Affected: Undisclosed

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: October 28, 1989
Recorded: November 27, 1989
Auditor's No.: 8911270011
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: A right-of-way 50 feet in width



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