

When recorded return to:

Landmark Building & Development
638 Sunset Park Drive #215
Sedro Woolley, WA 98284



200607250133
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: B80152

Statutory Warranty Deed

THE GRANTOR Timothy J. Dacres, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Landmark Building and Development, Inc. the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 29, Township 35, Range 4: SE SE

FIRST AMERICAN TITLE CO.
B80152E-1

For Full Legal See Attached Exhibit "A"

Subject to easements, restrictions or other exceptions hereto attached as Exhibit B

Tax Parcel Number(s): P38084, 350429-4-011-0001

Dated July 24, 2006

Timothy J. Dacres
Timothy J. Dacres

3749
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 25 2006

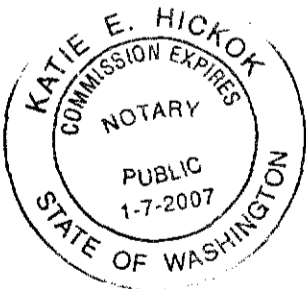
Amount Paid \$ 2015.00
By *[Signature]* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy J. Dacres, 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: 7-25-06

[Signature]



Notary Public in and for the State of Washington
Residing at mtvernon
My appointment expires: 1-7-07

EXHIBIT A

PARCEL "A":

That portion of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence South 89 degrees 15' 30" West along the North line of said subdivision, a distance of 391 feet; thence South 4 degrees 53' 30" West, a distance of 130.31 feet; thence North 89 degrees 15' 30" East, a distance of 391 feet to the East line of said Section 29; thence North 4 degrees 53' 30" East along the East line of said Section 29, a distance of 130.31 feet to the point of beginning.

EXCEPT the East 20 feet thereof conveyed to Skagit County for Peacock Lane Road No. 407, by Deed recorded March 27, 1957, under Auditor's File No. 549141.

PARCEL "B":

The North 245 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

EXCEPT the East 20 feet thereof conveyed to Skagit County for road, by Deed recorded March 27, 1957, under Auditor's File No. 549141.

AND EXCEPT the following described tract:

Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4; thence South 89°15' 30" West along the North line of said subdivision, 391 feet; thence South 4°53' 30" West, a distance of 130.11 feet; thence North 89°15' 30" East, 391 feet to the East line of said Section 29; thence North 4°53' 30" East along the East line of said Section, a distance of 130.31 feet to the point of beginning.

PARCEL "C":

The North 245.00 feet of Lot 2 of that certain Short Plat No. 10-86, approved on April 10, 1986, and recorded in Volume 7 of Short Plats, Page 81, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion known as Tract 2B as shown on that certain Survey recorded in Volume 10 of Surveys, Page 150, under Auditor's File No. 9011150002, records of Skagit County, Washington.



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Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:	10-86
Recorded:	February 18, 1992
Auditor's No.:	9202180063
Affects:	Parcel "C"

Said matters include but are not limited to the following:

1. All maintenance and construction of roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road.
2. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
3. Sewage Disposal - Individual Septic Tanks.
4. Water - P.U.D. No. 1
5. Any question which may arise regarding encroaching fence line running along the North line as disclosed by Short Plat Survey No. 10-86.



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