

When recorded return to:

CALLUM J.M. HERDSON and TRACY S. ROBERTSON
17490 STATE ROUTE 9
MOUNT VERNON, WA 98274



200706290179
Skagit County Auditor

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STATUTORY WARRANTY DEED

Escrow No.: 17095
Title Order No.: IC42156

CHICAGO TITLE CO.
IC42156

THE GRANTOR(S)

GARY W. KANGAS and TOME L. KANGAS, Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

CALLUM J.M. HERDSON and TRACY S. ROBERTSON, Husband and Wife

the following described real estate, situated in the of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

PTN. GOV LT 7 36-34-4

Tax Parcel Number(s): 340436-0-013-0009

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: JUNE 22, 2007

3088
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

[Signature]
GARY W. KANGAS

[Signature]
TOME L. KANGAS

JUN 29 2007

Amount Paid \$ *18,250.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington) ss.
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GARY W. KANGAS and TOME L. KANGAS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *28th* day of June, 2007

[Signature]

ROBERT M. LIVESAY
Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: 06/09/09

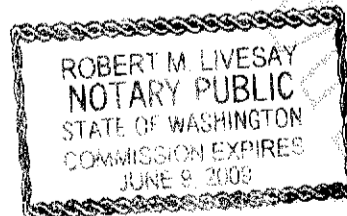


EXHIBIT "A"

PARCEL A:

That portion of Government Lot 7 in Section 36, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the Westerly boundary line of the right of way of the Northern Pacific Railway Co., a distance of 150 feet South of the North line of said Lot 7;
Thence West parallel with the North line of said Lot 7 to Big Lake;
Thence Southerly following the shore of Big Lake to a point 250 feet South of the North line of said Lot 7;
Thence East parallel with said lot line to the said railway right of way;
Thence Northerly, following said right of way line to the point of beginning.

TOGETHER WITH a right of way or easement upon, over and across 30 feet of land adjacent to the Westerly right of way line of said railway from the North line of said Tract to the North line of said Lot 7, as a means of ingress and egress to said main tract.

Situated in Skagit County, Washington

PARCEL B:

That portion of the 100 foot wide railroad right-of-way known as the Northern Pacific Railroad, in the Southeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying between the Easterly extensions of both the North and South lines of that certain tract conveyed to Lloyd G. Smaby, et ux, by deed recorded January 1, 1966, under Auditor's File No. 678025;

EXCEPT that portion thereof, if any, lying within the existing, as-built right-of-way of State Highway 9.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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EXHIBIT "A"

Access easement in favor of adjacent property owners as disclosed by instrument recorded February 3, 1944, under Auditor's File No. 368837.

Affects: A 30 foot strip in Easterly portion

Access easement in favor of adjacent property owners as disclosed by instrument recorded February 3, 1944, under Auditor's File No. 368836, records of Skagit County, Washington.

Affects: The Easterly portion

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Auditor's No(s): 895507, records of Skagit County, Washington

In favor of: Skagit County Sewer District No. 2

For: Sanitary sewer

Terms, conditions, and restrictions of that instrument entitled Boundary Line Adjustment;

Recorded: June 9, 1995

Auditor's No(s): 9506090100, records of Skagit County, Washington

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of the State of Washington to that portion, if any, which lies below the line of ordinary high water of Big Lake.

Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;

Recorded: April 23, 2001

Auditor's No(s): 200104230135, records of Skagit County, Washington

A copy which is hereto attached

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recorded: April 23, 2001

Auditor's No(s): 200104230136, records of Skagit County, Washington

A copy of which is hereto attached

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 6, 2001

Auditor's No.: 200102060062, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

The effect, if any, of a Record of Survey;

Recorded: July 6, 1995

Auditor's File No.: 9507060042, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Planning and Permit Center - Record of Lot Certification;

Recorded: December 8, 2000

Auditor's No(s): 200012080004, records of Skagit County, Washington

Right to overflow and inundate the bed and shores of Big Lake as granted to Day Lumber Company by Department of Public Lands Office of the Commissioner, by an Order dated April 7, 1924, and filed for record April 21, 1924, under Auditor's File No. 173578.



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Terms, conditions, and restrictions of that instrument entitled Accessory Dwelling Unit;
Recorded: December 6, 2002
Auditor's No(s): 200212060173, records of Skagit County, Washington

Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 3, 2002
Auditor's No(s): 200210030139, records of Skagit County, Washington
In favor of: Vicki J. Wesen and Betty J. Smaby
For: Ingress, egress and utilities
Affects: The South 30 feet of the East 125 feet of said premises

Agreement, including the terms and conditions thereof; entered into;

By: Vicki J. Wesen and Betty J. Smaby
And Between: NRJR 2000 Limited Partnership
Recorded: October 3, 2002
Auditor's No. 200210030140, records of Skagit County, Washington
Providing: Maintenance of Easement



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