

AFTER RECORDING MAIL TO:

Branko Kopjar  
7423 West Mercer  
Mercer Island, WA 98040



9/19/2007 Page 1 of 1 1:35PM

Filed for Record at Request of: The Talon Group, a Division of First American Title Insurance Company  
Escrow Number: 1-0708-085 - Standard

### Statutory Warranty Deed

Grantor(s): G. Eugene McElhattan and Doris McElhattan,  
Grantee(s): Branko Kopjar  
Abbreviated Legal: Section 8, Township 35, Range 2; Ptn. E 1/2  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): P32798

GUARDIAN NORTHWEST TITLE CO.

92229-1

THE GRANTOR G. Eugene McElhattan and Doris McElhattan, as Trustees of the McElhattan Trust dated March 11, 1992 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Branko Kopjar, a single person the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the East 1/2 of Section 8, Township 35 North, Range 2 East, W.M., described as follows: Commencing at the most Northerly corner of Lot 46, Block 3, in the Plat of "HOLIDAY HIDEAWAY NO. 1", according to the plat thereof recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington; thence North 52°58'14" East along the Northeasterly prolongation of the Northwesterly line of said lot, 650.00 feet; thence North 49°15'14" West 310.15 feet; thence North 13°17'08" West 200.00 feet; thence North 5°03'45" East 698.00 feet to the point of beginning; thence continuing North 5°03'45" East 216.27 feet; thence South 82°53'21" East 770.00 feet, more or less, to the ordinary high water line of Padilla Bay; thence Southerly along said line of ordinary high water 380.00 feet, more or less, to a point which bears South 72°33'26" East from the point of beginning; thence North 72°33'26" West 840.00 feet, more or less, to the point of beginning; (also known as Tract 4 of Square Bay Colony, unrecorded.)

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 9/7/2007

G. Eugene McElhattan

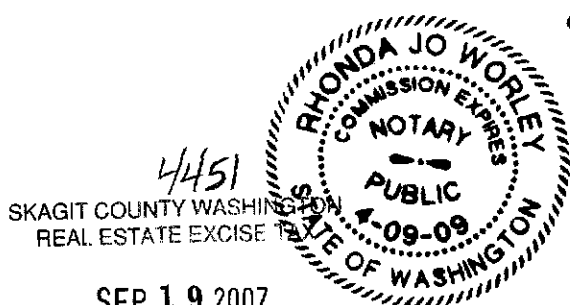
Doris McElhattan

STATE OF WASHINGTON  
County of Skagit

SS:

I certify that I know or have satisfactory evidence that G. Eugene McElhattan and Doris McElhattan, signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the Trustees of the McElhattan Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 11th day of September



Notary Public in and for the State of  
WASHINGTON  
Residing at 1018 8th St Anacortes  
My appointment expires: 04-07-09

SEP 19 2007

Amount Paid \$ 20,030.00  
Skagit Co. Treasurer  
By Deputy