

When recorded return to:

Mr. and Mrs. Joseph Woodmansee
17146 Britt Road
Mount Vernon, WA. 98273



200712070074
Skagit County Auditor

12/7/2007 Page 1 of 4 1:54PM

Recorded at the request of:
First American Title
File Number B92882

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B92882E-1

THE GRANTORS Keith D. Earnst, AND Maria Earnst, husband and wife 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 Joseph D. Woodmansee & Kimberly A. ** husband and wife the following described real estate, situated in the County of Skagit, State of Washington

**Woodmansee
Abbreviated Legal:
Section 9, Township 34, Range 4, Ptn. SE NE

Tax Parcel Number(s): 340409-1-019-0004, P24340

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M., EXCEPT County road along the North line thereof.

Subject to covenants, conditions restrictions and easements as per attached Exhibit "A"

Dated 11/21/2007

Keith Earnst

Keith Earnst

Maria Earnst

Maria Earnst

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5562

DEC 07 2007

39,165.00

STATE OF Washington }
COUNTY OF Skagit } SS:

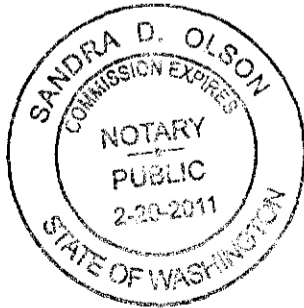
Amount Paid \$
Skagit Co. Treasurer
By *MF* Deputy

I certify that I know or have satisfactory evidence that Keith Earnst and Maria Earnst, 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: 12-4-07

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Buena Vista Way
My appointment expires: 2-20-2011



Order No: B92882

Schedule "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Puget Mill Company, a corporation
Recorded: Volume 142 of Deeds, page 110
Auditor's No.: 199383
As Follows:

The party of the first part hereby reserves unto itself and unto its successors and assigns, its right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, and to take, mine, and remove the same; provided, however, said party of the second part, his heirs and assigns shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon. (Affects Parcels "A" and "B")

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation, its successors or
assigns
Recorded: June 22, 1973
Auditor's No.: 786881
Purpose: Ingress, egress to and from said property for the purpose
of laying, maintaining, etc., pipe lines or the removal of
the same
Area Affected: The West 30 feet of the East 1/2 of the Southeast 1/4 of the
Northeast 1/4 of Section 9, Township 34 North, Range 4
East, W.M..
Affects: Parcel "A"

**C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
RECORDED SURVEY:**

Recorded: January 11, 2001
Auditor's No.: 200101110141
Affects: Parcels "A" and "B"

Said matters include but are not limited to the following:

1. Mislocated fencelines

**D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY
MAKES NO DETERMINATION AS TO ITS AFFECTS.**

Recorded: June 13, 1996
Auditor's No.: 9606130046
Affects: Parcel "A"



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E. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 13, 1996
Auditor's No.: 9606130047
Affects: Parcel "B"

Paragraphs "F" through "K", inclusive, below affect Parcel "C"

F. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

G. Rights held by Day Lumber Company and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake, as disclosed by instrument dated April 7, 1924, and recorded April 21, 1924, as Auditor's File No. 173578.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: July 17, 1979
Recorded: July 18, 1979
Auditor's No.: 7907180038
Purpose: Right-of-way for sanitary sewers
Area Affected: Ten (10) foot strip

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 31, 1997
Auditor's No.: 9707310005

Said matters include but are not limited to the following:

1. Mislocated stakes and encroaching fenced "dog...area"

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Joe Woodmansee
Recorded: May 29, 1998
Auditor's No.: 9805290078
Regarding: Native Growth Protection Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 26, 2007
Auditor's No.: 200704260139



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