

When recorded return to:

Jared Lindquist
24278 Walker Valley Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 93840

GUARDIAN NORTHWEST TITLE CO.

93840E-1

Statutory Warranty Deed



200802150054
Skagit County Auditor

2/15/2008 Page 1 of 2 11:37AM

THE GRANTORS Gerald W. Lindquist and Peggy D. Lindquist, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jared Lindquist, unmarried the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 31, Township 34, Range 5; Ptn. SE SW

Tax Parcel Number(s): P30555, 340531-3-008-0301

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

466
FEB 15 2008

Amount Paid \$ 0306.20
Skagit Co. Treasurer
By *mam* Deputy

The South 200 feet of the following described tract:

That portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 34 North, Range 5 East, W.M., lying East of a line 30 feet East of and parallel with the centerline of County Road No. 561, known as the New Walker Valley Road, and lying South of the following described line:

Beginning at a point on the East line of said subdivision that is North 0°34'15" East, a distance of 300 feet from the Southeast corner thereof; thence South 87°36'30" West, a distance of 300 feet to a point on a line 30 feet East of the centerline of the County Road and the terminus of this line description.

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

Dated 2/14/2008

Gerald W. Lindquist
Gerald W. Lindquist
Peggy D. Lindquist
Peggy D. Lindquist

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gerald W. Lindquist and Peggy D. Lindquist, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-14-08

Katie E. Hickok
Katie E. Hickok



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011

UNRECORDED INSTRUMENT

Exhibit A

Schedule "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Nelson-Neal Lumber Company and George Neal
Recorded: February 21, 1921
Auditor's No.: 147991, Volume 121 of Deeds, page 302
As Follows:

The Grantors reserving and excepting from this conveyance a railroad right-of-way running through said tract of land 100 feet in width, being 50 feet on each side of the centerline of said railroad as the same passes through, over and across said tract of land, being the West ½ of the Southeast ¼ of the Southwest ¼ in Section 31, Township 34 North, Range 5 East, W.M..

B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS, AS CONTAINED IN AN INSTRUMENT:

Executed by: Jerry Dennis and Lynn Dennis, husband and wife, Robert Sundean and Karen Sundean, husband and wife, and Darryl Y. Sueda, a single man
Auditor's No.: 865759
As Follows: Mutual declaration of covenants, conditions, and restrictions regarding sharing the water with Lot 5



200802150054
Skagit County Auditor

2/15/2008 Page

2 of

211:37AM