

When recorded return to:

J+J Samish LLC  
2181 Buchanan Loop, Suite 1  
Ferdinand, WA 98748



200807110084  
Skagit County Auditor

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Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number B93016

**Statutory Warranty Deed**

B93016-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Thomas K. Studebaker, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to J & J Samish, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 36, Range 3; Ptn. SW (aka Tract 17 San Juan Lookout)

Tax Parcel Number(s): P48287, 360326-3-003-0900, P48288, 360326-3-003-0700, P108007, 360326-3-003-1000, P108020, 360326-3-003-0800

Tract 17, "REVISED PLAT OF SAN JUAN LOOKOUT, SKAGIT COUNTY 5-ACRE PARCEL SUBDIVISION NO. 509-80", approved November 13, 1981 and recorded November 13, 1982 in Volume 3 of Surveys, page 151, under Auditor's File No. 8111130039, records of Skagit County, Washington; being a revision of that subdivision recorded in Volume 5 of Short Plats, page 103, records of Skagit County, Washington;

Being a portion of the Southwest 1/4 of Section 26, Township 36 North, Range 3 East, W.M., and a portion of the Southeast 1/4 of Section 27, Township 36 North, Range 3 East, W.M..

SUBJECT TO: Schedule "B-1" attached hereto and made a part thereof

Dated 6/23/2008

Thomas K. Studebaker

2277  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 11 2008

Amount Paid \$ 6413.00  
Skagit Co. Treasurer:  
By MF Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas K. Studebaker, 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: 6-23-08

B.L. Zenz  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10-9-10



Schedule "B-1"

EXCEPTIONS:

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

Short Plat No.: 509-80
Recorded: November 13, 1981
Auditor's No: 8111130039

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: August 14, 1981
Recorded: August 19, 1981
Auditor's No: 8108190028
Executed by: Perry-Cooper, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: September 6, 1983 and May 9, 1996
Auditor's Nos.: 8309060043 and 9605090036

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 28, 1983
Recorded: November 14, 1983
Auditor's No: 8311140072
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: 10 foot strip of Tract 1

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Cascade West Properties, Inc. and Perry-Cooper, Inc.
And: San Juan Lookout Home Owner's Association
Dated: July 17, 1981
Recorded: July 28, 1981
Auditor's No: 8107280049
Regarding: Waste Management Agreement



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E. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Rangnar E. Peterson and Florence M.  
Peterson, husband and wife  
Recorded: July 23, 1981  
Auditor's No: 8107230012  
As Follows:

The right to cut trees, shrubs, etc., located on the adjoining and adjacent property of Grantors described as follows:

All of Lot 17 EXCEPT portions described as Tract #1 and Tract #2, all as necessary for view of property sold. Grantee shall have the further right to cut trees, shrubs, etc. located within the boundaries of Tract #2 described above after gravel removal operations have ceased and reclamation plan has been fully carried out.

Said right transferred to San Juan Lookout Homeowner's Association by document recorded October 19, 1995 under Auditor's File No. 9510190068.



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