

When Recorded Return to:
LAND EVOLUTION, INC.
1041 W 18th St Ste A101
Costa Mesa, CA 92627



200807110090
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: AE12611 MM Title Order No: IC46098

STATUTORY WARRANTY DEED

THE GRANTOR JOHN D. BAME and MARY E. BAME, husband and wife

for and in consideration of **Six Hundred Thousand and 00/100...(\$600,000.00) DOLLARS**

in hand paid, conveys and warrants to **LAND EVOLUTION, INC., a California corporation**

the following described real estate, situated in the County of Skagit, State of Washington:
SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Abbreviated Legal: Ptn Vacated Blocks 320 and 321, JULIUS S. POTTER'S PLAT OF FIDALGO CITY

Tax Parcel Number(s): P73457 4106-321-007-0016

Subject to: Restrictions, reservations and easements of record.

2074
2008
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 11 2008

Dated: July 10, 2008

Amount Paid \$ 10,685.00
Skagit Co. Treasurer
By MF Deputy

John D Bame 7-11-08
JOHN D. BAME Date

Mary E Bame 7-11-08
MARY E. BAME Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN D. BAME and MARY E. BAME (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-11-08

Mary Mansfield
Notary Public in and for the State of Washington
Residing at Comer
My appointment expires: 10-28-09



EXHIBIT A

PARCEL A:

The East 130 feet of the South 185 feet, (as measured at right angles to the center line of Starr Street), of the following described property:

Lots 1 to 14, inclusive, of vacated Block 320, and Fractional Lots 1 to 7, inclusive, of vacated Block 321, of JULIUS S. POTTER'S PLAT OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington;

TOGETHER WITH the vacated alleys of both Blocks 320 and 321, all of vacated Oliver Avenue between said blocks 320 and 321, and vacated West Half of Woodland Avenue abutting Block 320, the vacated South Half of Stewart Street and the vacated North Half of Starr Street lying West of the centerline of Woodland Avenue which upon vacation reverted to said premises by operation of law;

ALSO TOGETHER WITH the South Half of the vacated North Half of Stewart Street lying East of the West line of the Southerly extension of the West line of the alley in Block 298 of said plat and lying Westerly of the centerline of Woodland Avenue, as shown on said Potter's Plat to Fidalgo City;

EXCEPT from the above, those portion conveyed to Goodyear Nelson Hardwood Lumber Co., Inc. by those instruments recorded June 28, 1969, under Auditor's File No. 727847 and 727848, records of Skagit County, Washington;

ALL in Section 24, Township 34 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

The North 35 feet of the South 185 feet, (as measured at right angles to the center line of Starr Street), of the following described property:

Lots 1 to 14, inclusive, of vacated Block 320, and Fractional Lots 1 to 7, inclusive, of vacated Block 321, of JULIUS S. POTTER'S PLAT OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington;

TOGETHER WITH the vacated alleys of both Blocks 320 and 321, all of vacated Oliver Avenue between said Blocks 320 and 321, and vacated West Half of Woodland Avenue abutting Block 320, the vacated South Half of Stewart Street and vacated North Half of Starr Street lying West of the centerline of Woodland Avenue which upon vacation reverted to said premises by operation of law;

ALSO TOGETHER WITH the South Half of the vacated North Half of Stewart Street lying East of the West line of the Southerly extension of the West line of the alley in Block 298 of said plat and lying Westerly of the centerline of Woodland Avenue, as shown on said Potter's Plat to Fidalgo City;

EXCEPT the East 130 feet thereof;

AND EXCEPT from the above, those portions conveyed to Goodyear Nelson Hardwood Lumber Co., Inc., by those instruments recorded June 28, 1969, under Auditor's File No. 727847 and 727848, records of Skagit County, Washington;

ALL in Section 24, Township 34 North, Range 1 East of the Willamette Meridian.

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PARCEL C:

An undivided one half interest in those tidelands of the second class, situate in front of, adjacent to or upon that portion of the government meander line as described in that certain instrument from Fred Eyre, a widower, to Fred Morelan and Kathryn Morelan, husband and wife, recorded August 30, 1926, under Auditor's File No. 196865, records of Skagit County, Washington, and in that certain instrument from Agaton Olson and Bertha Olson, husband and wife, to Fred Morelan and Kathryn Morelan, husband and wife, recorded November 14, 1927, under Auditor's File No. 208598, records of Skagit County, Washington, abutting said Parcel B above.


Situated in Skagit County, Washington



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Exhibit B

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.


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