

When Recorded Return to:
JOHN E. HILBURN
MARGARET P. HILBURN
147 Appaloosa Lane
Bellingham WA 98229



200809050049
Skagit County Auditor
9/5/2008 Page 1 of 3 11:29AM

Chicago Title Company - Island Division
Order No: IMV3308 MKP Title Order No: IC46468

STATUTORY WARRANTY DEED

THE GRANTOR MICHAEL KARP and ANN KARP, also shown of record as Anne Whirledge-Karp and Ann L. Karp, husband and wife

for and in consideration of **Five Hundred Fifteen Thousand and 00/100...(\$515,000.00) DOLLARS**

in hand paid, conveys and warrants to

JOHN E. HILBURN and MARGARET P. HILBURN, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: That portion of Government Lot 4 of Section 1, Township 36 North, Range 3 East of the Willamette Meridian, described as follows: See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 360301-0-010-0200 P47511
360301-0-010-0002 P47509

Subject to: Restrictions, reservations and easements of record. 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.

Dated: September 3, 2008


MICHAEL R. KARP Date


ANN L. WHIRLEDGE-KARP Date

2885
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 05 2008

Amount Paid \$ 9172.00
By MF Deputy
Skagit Co. Treasurer

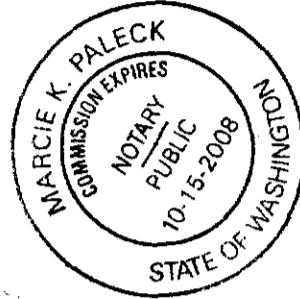
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MICHAEL R. KARP and ANN L. WHIRLEDGE-KARP (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: September 9 2008

Marcie K. Paleck

Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



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9/5/2008 Page 2 of 3 11:29AM

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EXHIBIT 'A'

Description:

Order No: IMV3308 MKP

PARCEL A:

That portion of Government Lot 4 of Section 1, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Westerly line of Lake Samish Road No. 2601 and the South line of said Government Lot 4;
Thence North 87°17'28" West along the South line of Government Lot 4, a distance of 516.62 feet;
Thence North 20°24'18" West, a distance of 457.16 feet to the true point of beginning;
Thence continue North 20°24'18" West, a distance of 228.58 feet;
Thence North 87°17'28" West, a distance of 280.33 feet, more or less, to a point on a line 30.0 feet Easterly of and parallel with the Westerly line of said Government Lot 4;
Thence South 02°06'00" West along said line a distance of 210.24 feet;
Thence South 87°17'28" East 367.83 feet, more or less, to the true point of beginning.

(Also known as Parcel B on that certain Skagit County Short Plat No. 5-71).

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 4, Section 1, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the Westerly line of the Lake Samish Road No. 2601 and the South line of said Government Lot 4;
Thence North 87°17'28" West along the South line of said Government Lot 4, a distance of 516.62 feet;
Thence North 20°24'18" West, a distance of 228.58 feet to the true point of beginning;
Thence North 20°24'18" West, a distance of 228.58 feet;
Thence North 87°17'28" West, a distance of 367.83 feet, more or less, to a point on a line which is 30.00 feet Easterly of and parallel with the Westerly line of said Government Lot 4;
Thence South 02°06'00" West along said line, a distance of 210.24 feet;
Thence South 87°17'28" East, a distance of 455.33 feet, more or less, to the true point of beginning.

(Also known as Tract C of Skagit County Short Plat No. 5-71, approved September 7, 1971, also shown of record as Short Plat No. 50-71);

TOGETHER WITH that portion of Parcel D as delineated on Boundary Line Adjustment Survey recorded under Auditor's File No. 200309120166, records of Skagit County, Washington, described as follows:

Commencing at the Northwest corner of the said Parcel D;
Thence South 02°31'38" West (called South 02°06'00" West in said Parcel D) a distance of 43.00 feet along the West line of said Parcel D;
Thence North 85°53'06" East, a distance of 88.69 feet;
Thence South 88°14'30" East, a distance of 201.06 feet;
Thence North 80°58'15" East, a distance of 146.89 feet to the Northeast corner of said parcel D and the terminus of said line.

Situated in Skagit County, Washington



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