



201005040039  
Skagit County Auditor

5/4/2010 Page 1 of 5 11:36AM

When recorded return to:

Mr. and Mrs. Steven L. Broman  
405 S. 7th St  
Mukwonago WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 98386

Statutory Warranty Deed

98386

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Virginia Iverson, Kenneth F. Johnson and Norman Leatha, each as separate property as to an undivided 1/3 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1033 Tax Deferred Exchange in hand paid, conveys and warrants to Steven L. Broman and Kathleen L. Broman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 36, Township 34, Range 4; Ptn. Gov. Lot 3

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P29911, 340436-0-038-0000

Dated May 3, 2010

Kenneth F. Johnson  
Kenneth F. Johnson

Virginia Iverson  
Virginia Iverson

Norman Leatha  
Norman Leatha

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1244  
MAY 4 2010

Amount Paid \$ 5709.90  
Skagit Co. Treasurer  
By MM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kenneth F. Johnson, Virginia Iverson and ~~Norman Leatha~~, 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: 5-3-10

Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: ~~1-07-2011~~ 4-21-11  
CAF



When recorded return to:

Mr. and Mrs. Steven L. Broman

Recorded at the request of:  
Guardian Northwest Title  
File Number: 98386

### Statutory Warranty Deed

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Tax Parcel Number(s): P29911, 340436-0-038-0000

Dated \_\_\_\_\_

\_\_\_\_\_  
Kenneth F. Johnson

\_\_\_\_\_  
Virginia Iverson

\_\_\_\_\_  
Norman Leatha

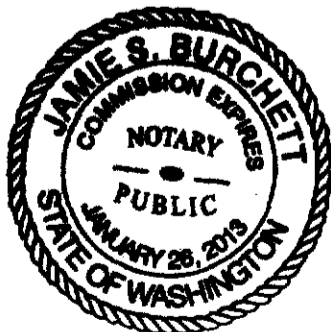
STATE OF Washington )  
COUNTY OF Skagit Spokane ) SS:

I certify that I know or have satisfactory evidence that ~~Kenneth F. Johnson~~, Virginia Iverson and Norman Leatha, 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: 4/29/2010

\_\_\_\_\_  
Jamie Buchett

Notary Public in and for the State of Washington  
Residing at 502 E. Bone  
My appointment expires: ~~1/07/2011~~ 1/26/2013



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Skagit County Auditor

LPB 10-05(i-1)  
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**EXHIBIT A**

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road, with the North line of said Government Lot 3; thence North  $89^{\circ}56'45''$  East along the North line of said Government Lot 3 for 213.87 feet to the true point of beginning for this description; thence South  $26^{\circ}05'30''$  West for 10.93 feet; thence South  $63^{\circ}54'30''$  East for 224 feet more or less, to the Westerly shoreline of Big Lake; thence Northerly along said shoreline for 112 feet, more or less, to the North line of Government Lot 3; thence South  $89^{\circ}56'45''$  West along the North line of said Government Lot 3 for 232 feet, more or less, to the true point of beginning, TOGETHER WITH a non-exclusive easement for ingress and egress as established by instrument recorded February 26, 1963 as Auditor's File No. 632539 and described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road, with the North line of said Government Lot 3; thence South  $26^{\circ}05'30''$  West along said road a distance of 71.20 feet to the true point of beginning for this description; thence South  $59^{\circ}11'30''$  East for 140.83 feet; thence North  $78^{\circ}10'$  East for 65.46 feet; thence North  $26^{\circ}05'30''$  East for 125.86 feet; thence South  $63^{\circ}54'30''$  East for 25.0 feet; thence South  $26^{\circ}05'30''$  West for 138.06 feet; thence South  $78^{\circ}10'$  West for 65.26 feet; thence North  $59^{\circ}11'30''$  West for 166.09 feet to the Easterly line of the 60 foot County road; thence North  $26^{\circ}05'30''$  East for 10.0 feet to the true point of beginning.

The shorelands of the second class, owned by the State of Washington, situate in front of, adjacent to, or abutting upon that portion of Government Lot 3, Section 36, Township 34 North, Range 4 East W.M., described as follows:

Commencing at the Northwest corner of said Government Lot 3 and running thence North  $89^{\circ}56'45''$  East 737.32 feet along the North line thereof to a point on the Easterly line of the County road right of way; thence continue North  $89^{\circ}56'45''$  East 213.87 feet to the true point of beginning of this description; thence South  $26^{\circ}05'30''$  West 10.93 feet; thence South  $63^{\circ}54'30''$  East 224 feet, more or less, to the Easterly line of said Government Lot 3; thence Northerly along said Easterly line of the Northeast corner of said Government Lot 3 and thence South  $89^{\circ}56'45''$  West 232 feet, more or less, along the North line of said Government Lot 3 to the true point of beginning, with a frontage of 1.7 lineal chains, more or less.



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Skagit County Auditor

Exhibit B

Order No: 98386

Revised Schedule "B-1"

EXCEPTIONS:

A. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Big Lake.

B. 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.)

C. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Arthur Karklins, et al  
Dated: January 25, 1963  
Recorded: February 26, 1963  
Auditor's No.: 632541 and 632539  
Purpose: Ingress and egress  
Area Affected: Easement portion only

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Kenneth Johnson  
And: Olga Karklins, et al  
Dated: July 28, 1993  
Recorded: August 10, 1993  
Auditor's No.: 9308100093  
Regarding: Road Maintenance

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Dated: April 8, 1978  
Recorded: --  
Auditor's No.: 895389  
Purpose: Sanitary sewers  
Area Affected: North 5 feet of subject property lying Westerly of  
Easterly 30 feet



Order No: 98386

G. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 646331, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

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

Recorded: February 22, 2010  
Auditor's No.: 201002220158

Said matters include but are not limited to the following:

1. Location of fences and trees.

1. 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: March 10, 2010  
Auditor's No.: 201003100009



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