

When recorded return to:

Classical Holdings, LLC
2116 N. 77th Street
Seattle, WA 98103



201203260075
Skagit County Auditor

3/26/2012 Page 1 of 2 1:57PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141815-OE

Grantor: James Sakshaug, Jr., Donald Sakshaug and Mark Sakshaug
Grantee: Classical Holdings, LLC

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JAMES SAKSHAUG, JR., DONALD SAKSHAUG, and MARK SAKSHAUG, each as to an undivided 1/3rd interest, as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CLASSICAL HOLDINGS, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Gov. Lot 10, Ptn Gov. Lot 11, 7-35-11 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 351107-0-024-0001, P45904, 351107-0-025-0000, P45905

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 141815-OE.

Dated March 13, 2012

James Sakshaug, Jr.

Donald Sakshaug

Mark Sakshaug

2012803
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 26 2012

Amount Paid \$ 9350.00
By TF Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **James Sakshaug, Jr., Donald Sakshaug and Mark Sakshaug**

the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 16, 2012

Karen Ashley

Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

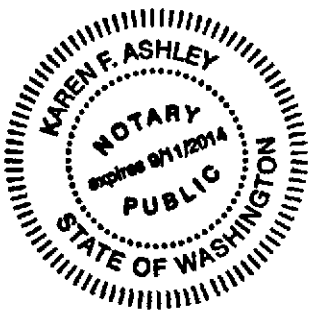


EXHIBIT A

Schedule "A-1"

141815-OE

DESCRIPTION:

PARCEL "A":

Government Lot 11 in Section 7, Township 35 North, Range 11 East, W.M., EXCEPT the South 400 feet thereof, EXCEPT State Highway, AND EXCEPT the following described tracts:

1.) Beginning at a point on the South line of Section 7, Township 35 North, Range 11 East, W.M., which is 1,424.0 feet East of the Southwest corner of said Section 7;
thence North 1°10'40" East 400.0 feet to a point, which point is the true point of beginning;
thence South 88°49'20" East along a line which is parallel to and 400 feet North of the South line of said Section 7, 398.45 feet, to the West line of the County road;
thence North 1°56'40" East along the West line of said County road 200.02 feet;
thence North 88°49'20" West 401.13 feet;
thence South 0°10'40" West 200.0 feet to the true point of beginning.

2.) Beginning at a point on the South line of Section 7, Township 35 North, Range 11 East, W.M., which is 1,424.0 feet East of the Southwest corner of said Section 7;
thence North 1°10'40" East 400 feet;
thence South 88°49'20" East along a line which is parallel to and 400 feet North of the South line of said Section 7, 458.45 feet to a point on the East line of the County road, which point is the true point of beginning;
thence continue South 88°49'20" East 132 feet, more or less, to the Skagit River;
thence Northerly along the West bank of the Skagit River to a point 600.0 feet North of the South line of said Section 7;
thence North 88°49'20" West 108 feet, more or less, to a point on the East line of the County road;
thence South 1°56'40" West along the East line of said County road 200.02 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 10, Section 7, Township 35 North, Range 11 East, W.M., EXCEPT State Highway.

Situate in the County of Skagit, State of Washington.

