

When recorded return to:

Mr. James E. Turner
1555 Harksell Road
Ferndale, WA 98248



201207300105
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142296-OE

Grantor: DREAMLAND PROPERTIES, LLC
Grantee: James E. Turner and June A. Jaeger

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DREAMLAND PROPERTIES, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES E. TURNER and JUNE A. JAEGER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn 19-36-4 & Ptn 24-36-3 (Aka Lot 1, Unrecorded Plat John Peth & Sons & Lot 1, Survey 200008040117)

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 142296-OE.

Tax Parcel Number(s): 360324-1-001-0004, P48141, 360419-0-001-0100, P115707

Dated July 26, 2012

DREAMLAND PROPERTIES, LLC

By: Stephen A. Brandli, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122274

JUL 30 2012

Amount Paid \$2675.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

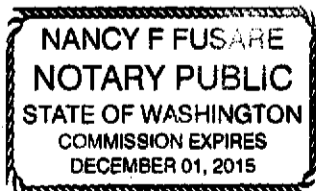
STATE OF Washington }
County of San Juan } SS:

I certify that I know or have satisfactory evidence Stephen A. Brandli

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Co-Manager of Dreamland Properties, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/27/12



Nancy Fusare
Notary Public in and for the State of Washington
Residing at *Adrian Street*
My appointment expires: 10/11/2015

EXHIBIT A

Schedule "A-1"

142296-OE

DESCRIPTION:

PARCEL "A":

Lot 1 of that certain Survey recorded August 4, 2000, under Auditor's File No. 200008040117 and being a portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 24;
thence North 88°29'52" West along the South line thereof, a distance of 1,248.14 feet;
thence North 24°28'14" East, a distance of 887.24 feet;
thence South 88°27'07" East parallel with the North line of said Section 24, a distance of 943.79 feet;
thence South 11°14'01" West, a distance of 484.14 feet;
thence South 05°13'21" East, a distance of 341.32 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast ¼ of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M. and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest ¼ of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows;

Beginning at the Northwest corner of said Section 19;
thence South 01°10'49" East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description;
thence North 38°44'16" East, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet;
thence along said curve through a central angle of 100°26'51" and an arc length of 262.97 feet;
thence South 41°00'54" East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet;
thence along said curve through a central angle of 57°06'08" and an arc length of 255.17 feet;
thence South 16°05'14" West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet;
thence along said curve through a central angle of 118°31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet;
thence along said curve through a central angle of 61°56'19" and an arc length of 201.99 feet;
thence South 40°29'52" East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet;
thence along said curve through a central angle of 56°40'17" and an arc length of 148.63 feet;
thence North 82°49'51" East, a distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet;
thence along said curve through a central angle of 55°12'12" and an arc length of 406.02 feet;



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DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence South $41^{\circ}57'57''$ East, a distance of 308.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet;
 thence along said curve through a central angle of $14^{\circ}11'58''$ and an arc length of 49.57 feet;
 thence South $56^{\circ}09'54''$ East, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description.

ALSO beginning at the above described Point A;
 thence South $38^{\circ}44'16''$ West, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet;
 thence along said curve through a central angle of $26^{\circ}30'16''$ and an arc length of 69.39 feet;
 thence South $12^{\circ}13'59''$ West, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for installation, maintenance and operation of wells, waterlines and appurtenances, over, under and through a strip of land 20 feet wide lying 20 feet South of the hereinafter described Line "A" and a strip of land 60 feet wide lying 20 feet North and 40 feet South of the hereinafter described Line "B".

Line A:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.;
 thence South $86^{\circ}40'31''$ East along the North line of said subdivision, a distance of 407.07 feet to the East right of way of Colony Road;
 thence Northerly along a curve to the left having a chord bearing of North $21^{\circ}03'34''$ East, a radius of 1,175.92 feet, a central angle of $12^{\circ}27'56''$, and an arc distance of 255.84 feet to the initial point of this line description;
 thence South $74^{\circ}41'14''$ East, a distance of 95.56 feet to the terminus of this line description.

Line B:

Beginning at the terminal point of Line "A" above;
 thence South $74^{\circ}41'14''$ East, a distance of 75.00 feet to the terminal point of this line description.

TOGETHER WITH well protection easements over, under and through a 200 foot diameter circle, the center of which is described as follows:

Beginning at the terminal point of Line "B" above;
 thence North $76^{\circ}11'03''$ West, a distance of 10.29 feet to an existing well;
 thence South $63^{\circ}25'00''$ West, a distance of 41.57 feet to a second existing well and center of the circle;
 thence North $18^{\circ}26'04''$ West, a distance of 42.81 feet to an existing well and center of the third circle.



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DESCRIPTION CONTINUED:

PARCEL "C":

A non-exclusive easement for instillation, maintenance and operation of waterlines and appurtenances over, under and through a strip of land 20 feet width lying Westerly of, adjacent to, and contiguous with the Westerly right of way line of Colony Road described as follows:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.;
thence South $86^{\circ}40'31''$ East along the North line of said subdivision, a distance of 341.06 feet to its intersection with the Westerly right of way line of the Colony Road, said point being the initial point of this line description and hereinafter referred to as Point A;
thence Southwesterly along said right of way line of a curve to the right having a chord bearing of South $31^{\circ}15'05''$ West, a radius of 1,115.92 feet, a central angle of $05^{\circ}10'01''$ and an arc length of 100.63 feet;
thence South $33^{\circ}50'06''$ West along said right of way line, a distance of 103.73 feet to the Northerly line of the 60 foot wide easement described in Deed to James Darin Jensen and Amy Louise Jensen, dated September 27, 1999, and recorded under Auditor's File No. 199910060076, and the terminal point of this line description.

TOGETHER WITH a like easement over a strip of land 20 feet wide lying Westerly of, adjacent to, and contiguous with the Westerly right of way line of Colony Road described as follows:

Beginning at Point A described above;
thence Northeasterly along a curve to the left having a chord bearing of North $21^{\circ}44'05''$ East, a radius of 1,115.92 feet a central angle of $13^{\circ}52'07''$ and an arc length of 270.11 feet to the terminal point of this line description.

Situate in the County of Skagit, State of Washington.



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