

When recorded return to:  
Brian Waltner and Cristina M. Waltner  
17065 Britt Road  
Mount Vernon, WA 98273



Skagit County Auditor  
7/3/2013 Page

1 of

\$75.00  
4 3:57PM

Recorded at the request of:

File Number: 105625

### Statutory Warranty Deed

105625-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 3 RD'S, 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 Brian Waltner and Cristina M. Waltner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 24, Township 34 North, Range 3 East; Ptn. of SW of NW and Ptn. of SE of NW

Tax Parcel Number(s): P22620, 340324-2-016-0007, P22617, 340324-2-013-0000, P22595, 340324-1-017-0008, P22596, 340324-1-018-0007, P22544, 340324-0-030-0003

PARCEL 1:

The East 23 acres of the following described parcel "A", as measured by a line drawn parallel to the East line of the Southeast ¼ of the Northwest ¼ of Section 24, Township 34 North, Range 3 East, W.M.:

PARCEL "A":

The East ½ of the Southeast ¼ of the Northwest ¼ and the West 660 feet to the Southwest ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 3 East, W.M.,

EXCEPT roads and ditch rights-of-way,

AND EXCEPT from said Parcel "A" the following described tracts:

1. The East 200 feet to the South 400 feet of that part of said West 660 feet of the Southwest ¼ of the Northeast ¼ lying North of McLean Road.
2. The West 60 feet of the East 260 feet of the South 180 feet of that part of said West 660 feet of the Southwest ¼ of the Northeast ¼, lying North of McLean Road.
3. The West 348 feet of the South 450 feet of that portion of said East ½ of the Southeast ¼ of the Northwest ¼, lying North of McLean Road running along the South line of said subdivision.

ALSO EXCEPT from the above described "23 acres", the following:

The East 200 feet of the North 220 feet of the South 400 feet of part of said West 660 feet of the Southwest ¼ of the Northeast ¼, lying North of McLean Road.

PARCEL 2:

PARCEL "A"

The East ½ of the Southeast ¼ of the Northwest ¼ of Section 24, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion thereof lying with the McLean County Road.

AND EXCEPT the West 348 feet of the South 640.59 feet of that portion thereof lying North of the McLean Road,

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132611  
JUL 03 2013

LPB 10-05(i-1)

Amount Paid \$ 4923.14  
Skagit Co. Treasurer  
By *kl* Deputy

AND ALSO EXCEPT that portion thereof lying within the following described tract:

"The East 23 acres of the following described tract, as measured by a line drawn parallel to the East line of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 34 North, Range 3 East, W.M.: The East 1/2 of the Southeast 1/4 of the Northwest 1/4 and the West 660 feet of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M.,

EXCEPT roads and ditch rights-of-way;

AND EXCEPT the following described tracts:

1. The East 200 feet of the South 400 feet of that part of said West 660 feet of the Southwest 1/4 of the Northeast 1/4 lying North of McLean Road.
2. The West 60 feet of the East 260 feet of the South 180 feet of that part of said West 660 feet of the Southwest 1/4 of the Northeast 1/4, lying North of McLean Road.
3. The West 348 feet of the South 450 feet of that portion of said East 1/2 of the Southeast 1/4 of the Northwest 1/4, lying North of McLean Road running along the South line of said subdivision."

PARCEL "B"

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the North line of the McLean Road and the East line of the West 660 feet of said subdivision; thence North 400 feet; thence West 200 feet; thence South 400 feet to the North line of said McLean Road; thence East 200 feet to the point of beginning, EXCEPT ditch right-of-way, EXCEPT that portion beginning at the intersection of the North line of the McLean Road and the East line of the West 660 feet of said subdivision; thence North 180 feet; thence West 200 feet; thence South 180 feet to the North line of the McLean Road; thence East 200 feet to the point of beginning.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7-2-13

3 RDS, LLC

[Signature]  
By: Richard Marvin Dralle, Member

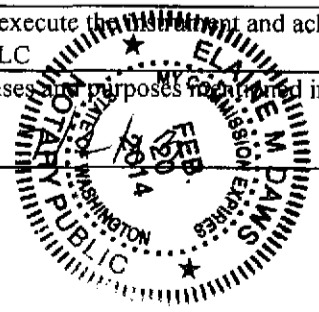
[Signature]  
By: Roger LeRoy Dralle, Member

[Signature]  
By: Russell Earl Dralle, Member

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Russell Earl Dralle signed this instrument, on oath stated that They are he authorized to execute the instrument and acknowledged it as a member of 3 RD'S LLC to be the free and voluntary act of such party for the use and purposes recited in this instrument.

Dated: \_\_\_\_\_



[Signature]  
Printed Name: Elaine M. Daw's  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 2/20/14



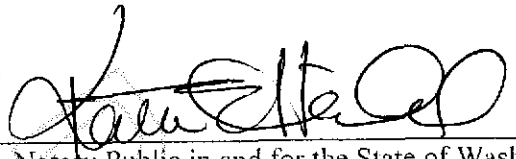
State of WA

Acknowledgment - Corporate

County of Skagit

I certify that I know or have satisfactory evidence that:  
Richard Marvin Dralle + Roger LeRoy Dralle the  
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this  
instrument, on oath stated he/she/they are authorized to execute the instrument and is/are  
Members of  
3 R's LLC to  
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

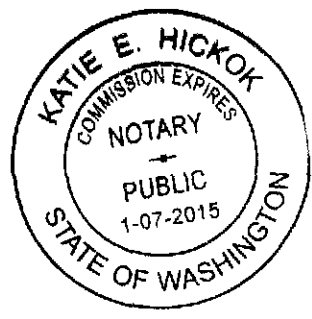
Dated 7-2-13



Notary Public in and for the State of Washington

Residing at MT Vernon

My appointment expires: 1-7-15



## EXHIBIT A

### EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation  
Recorded: May 22, 1959  
Auditor's No. 580769  
Purpose: Pipeline  
Area Affected: Portion of Real Estate Under Search

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

Name: Survey  
Recorded: May 31, 1988  
Auditor's No.: 8805310010

C. 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: February 4, 2008  
Auditor's No.: 200802040165  
Affects: P22620

D. 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: February 4, 2008  
Auditor's No.: 200802040164  
Affects: P22595, P22596 and P22617



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Skagit County Auditor

\$75.00

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