

**FIRST AMERICAN TITLE  
OF SKAGIT COUNTY**

P.O. Box 1667  
1301-B Riverside Dr.  
Mt. Vernon, WA 98273

**ORIGINAL**

9008030091

This space provided for recorder's use:

JERRY MCINTURFF  
SKAGIT COUNTY RECORDER

'90 AUG -3 P4:16

RECORDED  
REQUEST OF

Filed for Record at Request of

Name SKAGIT ESCROW AUTOMATED SYSTEM

Address P.O. Box 1667

City and State MT. VERNON, WA 98273

Order # 29024

**STATUTORY WARRANTY DEED**

**THE GRANTOR** Keith S. Johnson and Alison R. Johnson, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, AND  
AS PART OF A SECTION 1031 TAX-DEFERRED EXCHANGE  
in hand paid, conveys and warrants to Skagit Escrow Automated Systems,  
Inc., a Washington corporation

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

Lot 29, "PLAT OF CASCADE RIDGE P.U.D.", as per Plat  
recorded in Volume 14 of Plats, pages 112 to 121,  
records of Skagit County, Washington.

TOGETHER WITH: The non-exclusive easement described on Exhibit "A" hereto.

SUBJECT TO: The Grantor's reservation of the non-exclusive easement set  
forth on Exhibit "A" hereto.

SUBJECT TO: Paragraphs A through K, inclusive, of Schedule B-1 of  
First American Title Insurance Company Preliminary Commitment for  
Title Insurance No. 29024.

Dated AUGUST 1, 1990

*Keith S. Johnson*  
Keith S. Johnson

*Alison R. Johnson*  
Alison R. Johnson

Continued on page 2

4599  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 3 1990

Amount Paid \$ 1,228.80  
By: *IC*  
Skagit County Treasurer  
Deputy

9008030091

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# STATUTORY WARRANTY DEED - Con't

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STATE OF WASHINGTON

)  
) ss.  
)

COUNTY OF SKAGIT

On this day personally appeared before me Keith S. Johnson, Alison R. Johnson to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1ST DAY OF AUGUST 1990.

  
Notary public in and for the  
State of WASHINGTON  
Residing at Mt. Vernon  
Commission expires MAY 15, 1991  
(Date)

LPB-10

EXHIBIT "A"

**EASEMENT DESCRIPTION**

A mutually beneficial easement being 40 feet in width for ingress, egress and utilities to serve Lots A, 29 and 30, "Cascade Ridge P.U.D." as per plat recorded in Volume 14 of Plats, pages 112-121 inclusive, Records of Skagit County, Washington, over, under, and across and being 20 feet on each side of the following described line:

Commencing at the intersection of Osperey Court and Cascade Ridge Drive as per said Plat of "Cascade Ridge P.U.D."; thence North  $33^{\circ} 13' 18''$  West 30.00 feet along the centerline of said Osperey Court to a point of curvature; thence along the arc of said curve to the right having a radius of 92.60 feet, through a central angle of  $31^{\circ} 14' 27''$ , an arc distance of 50.49 feet to a point of tangency; thence North  $1^{\circ} 58' 51''$  West 192.70 feet; thence South  $88^{\circ} 01' 09''$  West 30.00 feet to the Westerly margin of said Osperey Court and the **TRUE POINT OF BEGINNING**; thence South  $25^{\circ} 22' 44''$  West 75.53 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 35.00 feet, through a central angle of  $137^{\circ} 20' 00''$ , an arc distance of 83.89 feet to a point of tangency; thence North  $17^{\circ} 17' 16''$  West 128.88 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 80.00 feet, through a central angle of  $64^{\circ} 30' 20''$ , an arc distance of 90.07 feet to a point of tangency; thence North  $81^{\circ} 47' 36''$  West 46.56 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 45.00 feet, through a central angle of  $68^{\circ} 41' 51''$ , an arc distance of 53.95 feet to a point of tangency; thence South  $29^{\circ} 30' 33''$  West 19.25 feet to the North line of said Lot A and the terminus point of said center line; said terminus point bears North  $74^{\circ} 30' 33''$  East 50.00 feet from the Northwest corner of said Lot A.

(Side lines of said 40 foot wide easement to be lengthened or shortened to commence at the Westerly margin of said Osperey Court and terminate at the Northerly line of said Lot A).

Situate in the County of Skagit, State of Washington.