



Land Title Company
of Skagit County

SKAGIT COUNTY AUDITOR

95 FEB 16 P4:12

Filed for Record at Request of:
Land Title Company of Skagit County

AFTER RECORDING MAIL TO: LAND TITLE COMPANY OF SKAGIT COUNTY

Name John D. Maddox
Address 500 N. Oak Street
City, State Zip Burlington, WA 98233

Escrow Number: T-75843-E

This Space Provided For Recorder's Use
RECORDED _____ FILED _____
REQUEST OF _____

9502160086

Statutory Warranty Deed

THE GRANTOR KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JOHN D. MADDOX and CHRISTINE I. MADDOX, husband
and wife

the following described real estate, situated in the County of Skagit
See Attached Exhibit A

, State of Washington:

See Attached Exhibit B

6768
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 16 1995

Amount Paid \$ 1503⁹⁹
By: Skagit County Treasurer Deputy

DATED this 15th day of February, 1995

By Keith S. Johnson

By Alison R. Johnson

By _____

By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Keith S. Johnson and Alison R. Johnson

are 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: February 15, 1995

Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9-1-98

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LFB-10

BK 1414 PG 0600

Exhibit A

PARCEL "A":

That portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Government Lot 2;
thence South 89°55'04" West, along the South line thereof, for a distance of 222.41 feet to the true point of beginning;
thence continuing South 89°55'04" West along said South line for a distance of 1093.66 feet to the Southwest corner of said Government Lot 2;
thence North 0°55'57" East, along the West line thereof, for a distance of 588.50 feet;
thence North 60°23'59" East for a distance of 224.94 feet;
thence South 54°59'40" East for a distance of 69.26 feet;
thence South 28°21'54" East for a distance of 157.57 feet;
thence South 24°21'30" East for a distance of 411.64 feet;
thence North 89°50'42" East for a distance of 417.12 feet;
thence North 3°21'52" East for a distance of 177.66 feet;
thence South 72°47'41" East for a distance of 226.94 feet;
thence South 7°05'19" West for a distance of 55.66 feet to the point of curvature of a curve to the right, said curve having a radius of 322.46 feet;
thence Southerly, following said curve to the right through a central angle of 17°37'40", for an arc distance of 99.21 feet to the end of said curve;
thence South 24°42'59" West for a distance of 32.69 feet to the point of curvature of a curve to the left, said curve having a radius of 127.15 feet;
thence Southerly, following said curve to the left through a central angle of 35°03'06", for an arc distance of 77.78 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 1, Township 33 North, Range 4 East, W.M., EXCEPT the East 50 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Together with those certain easements described in instruments recorded under Auditor's File Nos. 8205130073 and 9312210113, records of said county and state.

Situate in the County of Skagit, State of Washington.

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BK | 4 | 4 PG 0601

Exhibit B

SUBJECT TO Reservation of all oil, gas, coal or mineral contained in deed recorded July 10, 1933 in Volume 162 of Deeds, page 624; Terms and conditions of "Road Easement" recorded under Auditor's File No. 8205130073; Reservations contained in Deed recorded May 21, 1954 under Auditor's File No. 501861; Reservations contained in Deed recorded June 8, 1955 under Auditor's file No. 520153; Easement for road purposes recorded under Auditor's File No. 8205130073; Stipulation contained in Deed recorded under Auditor's File No. 9312210120; Easement for underground transmission recorded under Auditor's File No. 9411030049.

SUBJECT TO Forest land tax classification subject to the provisions of RCW 84.33, which tax classification the Grantees herein agree to continue according to the terms and conditions thereof; Assessment levied by P.U.D. No. 1 for water system, which assessment the Grantee herein agrees to assume and pay according to the terms and conditions thereof.

ALSO SUBJECT TO a Deed of Trust in favor of Sheridan A. Martin and Veronica A. Martin, husband and wife, as Beneficiary and Pacific Land Management, Inc., a Washington Corporation, as Grantor, dated June 29, 1988 and recorded July 1, 1988 under Auditor's File No. 8807010014 and a Deed of Trust in favor of Phillip R. Swanson and Earline Swanson, husband and wife, as Beneficiary and Keith S. Johnson and Alison R. Johnson, husband and wife, as Grantor dated November 30, 1993 and recorded under Auditor's File No. 9402240064, which obligations the Grantor herein agrees to continue to pay according to its terms and conditions and in accordance with the terms and conditions of "All-inclusive" Deed of Trust being recorded simultaneously herewith.

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