



199911090004
 Kathy Hill, Skagit County Auditor
 11/9/1999 Page 1 of 2 9:30:19AM

AFTER RECORDING MAIL TO:

JOHN R. COX & ASSOCIATES,
 P.O. BOX 456
 ANACORTES, WA 98221
 A60451

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A60451E-1

THE GRANTOR HAROLD JOHNSON and DORIS L. JOHNSON , HUSBAND AND WIFE for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **JOHN R. COX & ASSOCIATES, LLC** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

ABREVIATED LEGAL: PTN. BLOCK 12, "FIDALGO BAY TO ANACORTES"

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS PAGE 2

SUBJECT, TO PARAGRAPHS A THRU N OF SCHEDULE B-1 OF FIRST AMERICAN TITLE COMPANY'S PRELIMINARY COMMITMENT NO. A60451.

32381
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax

NOV 9 1999

Amount Paid \$ 765.00
 Skagit Co. Treasurer
 By Deputy

Assessor's Property Tax Parcel Account Number(s): 3841-012-034-0000 R60688

Dated this 26TH day of October, 1999.

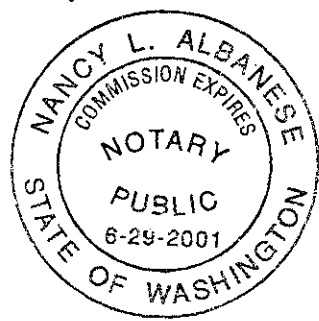
Harold Johnson
 HAROLD JOHNSON

Doris L. Johnson
 DORIS L. JOHNSON

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that **HAROLD JOHNSON and DORIS L. JOHNSON** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-4-99



Nancy L. Albanese
 Notary Public in and for the State of Washington
 Residing at Anacortes
 My appointment expires: 6-29-2001

LEGAL DESCRIPTION

Lots 7 through 16, 27 through 34, Block 12, "PLAT OF FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats at page 24, records of Skagit County, Washington.

EXCEPT that 48 foot wide portion thereof conveyed to John L. Miller, et ux by Deed recorded under Auditor's File 9209280123

TOGETHER WITH those portions of streets vacated and abandoned by operation of law, Skagit County Superior Court Cause No. 91-2-00133-5.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under that certain 40 foot wide strip of land described in that certain Deed recorded August 17, 1989 under Auditor's File No. 8908170011.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under that certain 48 foot wide strip of land described in that certain easement recorded November 3, 1977 under Auditor's File No. 867962.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under those portions of the "PLAT OF FIDALGO BAY ADDITION TO ANACORTES":

(a) Lots 11 and 12 of Block 13 lying Northeasterly of the easement recorded under Auditor's File No. 867962 TOGETHER WITH that portion of the South 1/2 vacated Minnesota Avenue that has reverted thereto by operation of law.

(b) That portion of the North 1/2 of vacated Minnesota Avenue that has reverted by operation of law to Lots 27 through 34, inclusive, Block 12 lying Easterly of the easement recorded under Auditor's File No. 867962.

PAGE 2 OF 2

SWD

DATED

10/26/99



199911090004

Kathy Hill, Skagit County Auditor

11/9/1999 Page 2 of 2 9:30:19AM