

AFTER RECORDING MAIL TO:  
David L. McKellar  
8156 Avery Lane  
Sedro-Woolley, WA 98284

200007140064  
Kathy Hill, Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-93814-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Eric Ralph Johnson, Julie Marie Johnson  
Grantee(s): David L. McKellar  
Abbreviated Legal: Portion of NE 1/4 of the NW 1/4 in 14-35-4 AKA Lot 4, Short Plat No. 93-20  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350414-2-005-0403/P103400

**THE GRANTOR** Eric Ralph Johnson and Julie Marie Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David L. McKellar, an unmarried individual as his separate estate the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

36279  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 14 2000

See Attached Exhibit B

Dated this 10 day of July 2000

Amount Paid \$ 918.00  
Skagit County Treasurer  
Deputy  
By: *[Signature]*

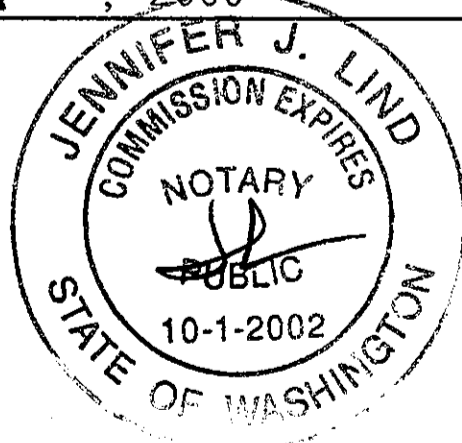
By *[Signature]*  
Eric Ralph Johnson

By *[Signature]*  
Julie Marie Johnson

STATE OF Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Eric Ralph Johnson and Julie Marie Johnson is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 10, 2000



*[Signature]*  
Jennifer Lind  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 10/01/2002

## Exhibit A

### DESCRIPTION:

#### PARCEL "A":

Tract 4 of Skagit County Short Plat No. 93-020, as approved July 12, 1993, and recorded July 13, 1993, in Volume 10 of Short Plats, page 216, under Auditor's File No. 9307130013, records of Skagit County, Washington; being a portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

#### PARCEL "B":

A 60 foot non-exclusive ingress, egress, and utility easement as shown on the face of Skagit County Short Plat No. 93-020, as approved July 12, 1993, and recorded July 13, 1993, in Volume 10 of Short Plats, page 216, under Auditor's File No. 9307130013, records of Skagit County, Washington; being a portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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## Exhibit B

SUBJECT TO: Easement recorded October 22, 1985, under Auditor's File No. 8510220041; Easement recorded October 22, 1985, under Auditor's File No. 8510220044; Restrictive Covenant recorded October 22, 1985, under Auditor's File No. 8510220045; Easement recorded January 20, 1986, under Auditor's File No. 8601200034; Notes shown on Short Plat No. 93-020; Declaration of Restrictive and Protective Covenants recorded August 13, 1993, under Auditor's File No. 9308130052; Easement recorded April 4, 1994, under Auditor's File No. 9404040156; Easement recorded August 17, 1994, under Auditor's File No. 9408170047; Easement recorded October 14, 1994, under Auditor's File No. 9410140120; Easement recorded January 19, 1995, under Auditor's File No. 9501190025; Terms and Conditions of Articles of Incorporation for Avery Lane Community Association recorded February 8, 1996, under Auditor's File No. 9602080032.

