

After recording return to:
Bank of America N.A.
Attn: Nancy Simmons
WA1-501-22-07
PO BOX 34029
Seattle, WA 98124-1029



200104240089
Skagit County Auditor

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SPECIAL WARRANTY DEED

Island Title B17445
Escrow BE4599

THE GRANTOR, BANK OF AMERICA N.A., as Successor Trustee for the Howard E. Johnson and Mary Johnson Revocable Trust dated August 9, 1990

For and in consideration of Ten dollars -----00/100 (\$10.00) and other valuable consideration, in hand paid, grants bargains, sells, conveys and confirms to:

Neal M. Ishihara and Christine Johnson, husband and wife

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

Lots 11 and 12, Block 32, First Addition to the town of Sedro, according to the plat recorded in Volume 3 of Plats, page 29, records of Skagit County, WA.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Tax Parcel #4150-032-014-0007

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, it will forever warrant and defend the said described real estate.

DATED this 20th day of April, A.D., 2001

BANK OF AMERICA NA AS TRUSTEE
40458
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
James E. Strock
James E. Strock, Vice President
John T. Margeson
John T. Margeson, Vice President
APR 24 2001

Amount Paid \$ *1691.00*
Skagit Co. Treasurer
State of Washington By *[Signature]* Deputy
ss
County of King

On this 20th day of April A. D. 2001 before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James E. Strock and John T. Margeson to me known or proven on the basis of satisfactory evidence to be the Vice President and Vice President, respectively, of Bank of America NA, a national banking association that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said national banking association, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

NOTARY PUBLIC
STATE OF WASHINGTON
NANCY H. SIMMONS
My Appointment Expires OCT. 2, 2001

Nancy H. Simmons
Notary Public in and for the State of Washington
Residing at Edgewood WA
My appointment expires: 10-2-2001