


AFTER RECORDING MAIL TO:
Eugene B. Kahn
487 Spring Lane
Sedro Woolley, WA 98284


200208010103
Skagit County Auditor
8/1/2002 Page 1 of 2 11:44AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101710-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Russell Johnson, Tammy Johnson
Grantee(s): Eugene B. Kahn
Abbreviated Legal: Ptn NW 1/4 of SE 1/4, 20-35-10 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P45390/351020-4-002-0003

THE GRANTOR Russell Johnson and Tammy Johnson, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to EUGENE B. KAHN, a single person
the following described real estate, situated in the County of Skagit, State of Washington:
The Northwest 1/4 of the Southeast 1/4 of Section 20, Township 35 North, Range
10 East, W.M., EXCEPT the East 363 feet thereof.

Situate in the County of Skagit, State of Washington.
SUBJECT TO: Attachment I

Dated this 20th day of July, 2002

By Russell Johnson
Russell Johnson

By Tammy Johnson

By Tammy Johnson

STATE OF WASHINGTON
County of Skagit

By _____

SS:

I certify that I know or have satisfactory evidence that Russell Johnson and Tammy 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 24th, 2002

Carrie Huffer

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



3524
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 01 2002

Amount Paid \$ 1,377.00
Skagit County Treasurer
By: DL Deputy

28-79
ATTACHMENT I

to Deed from Russell Johnson & Tammy Johnson to Eugene B. Kahn

TOGETHER WITH, a nonexclusive easement for ingress, egress, and utilities thirty (30) feet on either side of the center line of an existing road base lying within the East margin of Government Lot 2, Section 29 and the East margin of Lot 2, Section 20 both in Township 35 North, Range 10 East, W.M. Skagit County Washington; the said sixty (60) foot easement is bounded on the South by the North margin of State Route 20 and on the North by the North margin of the Seattle Municipal Railway Right of Way, which crosses Government Lot 2 in said Section 20 in a Southwesterly line from East to West. ALSO a contiguous easement thirty (30) feet in width North of the Seattle Municipal Railway Right of Way commencing approximately one hundred (100) feet West of the East boundary of Government Lot 2, Section 20, Township 35 North, Range 10 East, W.M., which is East of a barbed wire fence along the historic road bed, for ingress, egress, and utilities for the nonexclusive use of the grantors, grantees, and all present and future owners of premises legally described as Lots 1 and 2 Short Plat 96-054 and the North 1/2 of Government Lot 1 Section 20 including the abutting premises joined to that parcel by boundary line adjustment, the said thirty (30) feet being the East thirty (30) feet of Government Lot 2 Section 20 at the Northeast corner and the North thirty (30) feet of Government Lot 2 Section 20 from the Northeast corner thereof West a total of four hundred (400) feet, it being the intent of the grantors to burden said thirty (30) foot strip for the benefit of several parcels recently identified by the Skagit County Assessors as parcels P45390, P45391, P45388, Small Planet Foods P45372, Meyer P109420, in addition to Johnson P43378, the foregoing reservation of easements shall run with the land.



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