



200309110056

Skagit County Auditor

9/11/2003 Page

1 of

5 11:35AM

RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

109146
LAND TITLE COMPANY OF SKAGIT COUNTY

DOCUMENT TITLE: BARGAIN AND SALE DEED

\$23.00

109146-P
109147-P

GRANTOR: RESIDENTIAL & COMMERCIAL CONSTRUCTION, INC.
JOHNSON, KEITH S.
JOHNSON, ALISON R.

GRANTEE: WELTS, DAVID A.

ABBREVIATED LEGAL DESCRIPTION:

Short Plat No. 93-057, Vol 12, pg 88, ptn SW 1/4 of Sec 16,
Twnsp 33, R 4 W.M. (Lots 1,2,3 & 4)

Short Plat No. 94-088, Vol 12, pg 89, described as NW and NE
corner of SW 1/4 of Sec 16, Twnsp 33, R 4 E.W.M. (Lots 2,3 & 4)

Gov Lot 1, Sec 15, Twnsp 33 N, R 4 E, W.M.

Lot 3, Short Plat No. 13-89, approved 7/12/89, recorded
7/18/89, ptn of Gov Lot 1, Sec 16, Twnsp 33 N, R 4 E.W.M.

Ptn NW 1/4 of SE 1/4 and SW 1/4 of the SE 1/4 and SE 1/4 of SW
1/4 of Sec 16, Twnsp 33 N, R 4 E. W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE EXHIBIT A AND EXHIBIT B OF
DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBERS:

330416-3-001-0002
330416-3-001-0400
330416-3-001-0500
330416-3-001-0600
330416-3-001-1000
330416-3-001-0800
330416-3-001-0900
330415-0-001-0009
330416-3-004-0108
330416-4-001-0000
330416-4-001-0604

#4659
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 11 2003

Amount Paid \$ 2053.26
Skagit Co. Treasurer
By [Signature] Deputy

SPECIAL WARRANTY DEED

The Grantors, KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife, and RESIDENTIAL & COMMERCIAL CONSTRUCTION, INC., for and in consideration of the sum of One Dollar (\$1.00), in hand paid, grant, bargain, and convey to DAVID A. WELTS, the following described real estate situate in the county of Skagit, state of Washington, to wit:

That certain real estate described on EXHIBITS A & B attached hereto and by reference made a part hereof.

The Grantors, for themselves and their successors do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise and will forever warrant and defend the said described real estate.

DATED: September 5, 2003.

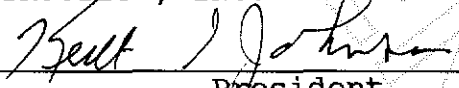


KEITH S. JOHNSON



ALISON R. JOHNSON

RESIDENTIAL & COMMERCIAL
CONSTRUCTION, INC.

By 

President

Attest: 

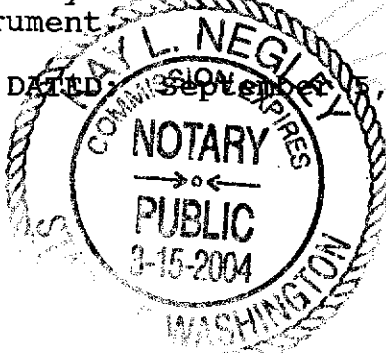


200309110056
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife, 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 the instrument.

DATED: September 5, 2003.

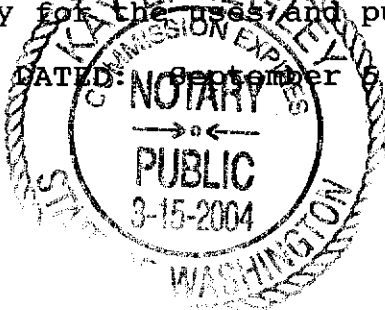


Kay L. Negley
Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon.
My commission expires: 3/15/2004

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KEITH S. JOHNSON and ALISON R. JOHNSON are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President and Secretary, respectively, of RESIDENTIAL & COMMERCIAL CONSTRUCTION, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: September 5, 2003.



Kay L. Negley
Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon.
My appointment expires: 3/15/2004



200309110056
Skagit County Auditor

Lots 1, 2, 3 and 4, SHORT PLAT NO. 93-057, Volume 12, page 88, more particularly described as the NE corner of the SW 1/4 of Section 16, Township 33, Range 4 E. W.M.

Lots 2, 3 and 4 of SHORT PLAT NO. 94-008, Volume 12, Page 89, more particularly described as the NW and NE corner of the SW 1/4 of Section 16, Township 33, Range 4 E. W.M.

EXHIBIT A



200309110056
Skagit County Auditor

9/11/2003 Page

4 of

5 11:35AM

LEGAL DESCRIPTION

PARCEL A

Government Lot 1 of Section 15, Township 33 North, Range 4 East, W.M., EXCEPT mineral rights as reserved by the English Lumber Company by deed recorded January 15, 1920 under Auditor's File No. 138448, in Volume 115 of Deeds, page 631, records of Skagit County, Washington.

PARCEL B

Lot 3 of Skagit County Short Plat No. 13-89, approved July 12, 1989 and recorded July 18, 1989 in Book 8 of Short Plats, pages 144 and 145, records of Skagit County, Washington' being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M.

PARCEL C

The Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.; EXCEPT all County roads; AND ALSO EXCEPT That portion thereof lying Southerly of the following described line:

Beginning at the intersection of the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 16 with the Northeasterly line of Tract B of Short Plat No. 14-80, approved May 9, 1980 and recorded May 12, 1980 under Auditor's File No. 8005120013 in Volume 4 of Short Plats, page 87, records of Skagit County, Washington; thence South 41 degrees 00'00" East along the North line of said Short Plat to the Northwesterly corner of Tract 31 of the plat of "HERMWAY HEIGHTS", as per plat recorded in Volume 9 of Plats, page 63, records of Skagit County, Washington; thence Easterly along the North line of said plat to the Northeasterly corner of Tract 31 of said plat; thence South along the East line of said plat to the Northerly line of a 45 foot radius cul-de-sac of the Hermway Heights Road, as delineated on the face of that certain survey recorded under Auditor's File No. 8003110134, in Volume 3 of Surveys, page 22, records of Skagit County, Washington; thence Easterly along the Northerly line of the cul-de-sac to the intersection of said cul-de-sac with the Northerly line of Parcel 2, as delineated on the face of said survey; thence along the Northerly line of Parcel 2 of said survey to the Northerly line of the Lake Sixteen Road, as delineated on the face of said survey; thence Southwesterly along the Northerly line of said Lake Sixteen Road to the intersection of said line with the Northerly line of Lot 1 of Skagit County Short Plat No. 30-88, approved September 13, 1988 and recorded September 21, 1988 under Auditor's File No. 8809210018, in Volume 8 of Short Plats, pages 68 and 69, records of Skagit County, Washington; thence Northeasterly along the Northerly line of said Lot 1 of said Short Plat No. 30-88 to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 and the terminus of said line.

EXCEPT FROM ALL OF THE PARCELS A, B & C HEREIN ABOVE any portion thereof lying within the boundaries of those certain 50 foot wide strips of land conveyed to Skagit County for road purposes by deed dated April 12, 1929 and recorded July 13, 1929, in Volume 151 of Deeds, page 30, under Auditor's File No. 225064, records of Skagit County, Washington.

EXHIBIT B



200309110056

Skagit County Auditor