

AFTER RECORDING MAIL TO:
Mr. and Mrs. Seth Kiser
14353 Van Luven Lane
Anacortes, WA 98221



200406040140
Skagit County Auditor

6/4/2004 Page 1 of 3 3:47PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81382

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Assessor's Tax Parcel Number(s): 340218-0-002-0301 P120085

A81382

THE GRANTOR Eino Mike Johnson and Lorie A. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Seth Kiser and Sherri Kiser, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 of Skagit County Short Plat No. PL-01-0531, approved March 3, 2003 and recorded March 7, 2003 as Auditor's File No. 200303070103, being a portion of Government Lot 2 of Section 18, Township 34 North, Range 2 East, W.M.; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the North 30 feet of Lot 1 of said short plat, as delineated on the face of said Short Plat.

SUBJECT TO covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated: May 27, 2004

Eino Mike Johnson

Lorie A. Johnson

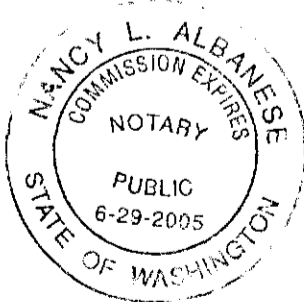
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eino Mike Johnson and Lorie A. Johnson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6/3/04

Nancy L. Albanese

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 6-29-05



2810

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 4 - 2004

2759.02

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Exceptions:

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No: 94-055

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 23, 1990
Recorded: April 16, 1990
Auditor's Nos: 9004160098
Purpose: Underground Electric System
Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Being located as constructed or to be constructed on the above described property, more particularly described as follows:

Beginning at a point on the West line of said property at the intersection of the South line of 10th Street and said West line; thence East 5 feet; thence North approximately 564 feet.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: R. Gary Bunker
Dated: August 31, 1994
Recorded: September 1, 1994
Auditor's No: 9409010073
Regarding: Alternative Sewage System Installations

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: PL-01-0531
Recorded: March 7, 2003
Auditor's No.: 200303070103
(Copy attached)

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners, and the responsibility of maintenance shall be in direct relationship to usage of road. See Road Maintenance Agreement Auditor's File No. 200303070104.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.



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Skagit County Auditor

3. Water – City of Anacortes
4. Sewage Disposal – Individual septic systems
5. Alternate on-site sewage systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
6. A change in the location of access may necessitate change of address. Contact the Skagit County Planning and Permit Center.
7. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely effect adjacent properties.
8. The North 30 feet of Lot 1 is access and utility easement in favor of Lots 1 and 2.
9. No building permit shall be issued for any residential and or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
10. A 30 foot access and utility easement along the North and West portion of Lot 1.
11. A 10 foot Puget Power easement along the West portion of Lot 1.
12. Driveway location.
13. Septic and drainfield areas
14. Setbacks Front: 35 feet, 25 feet on minor access and dead end streets
 Side: 8 feet on interior Lot, 20 on street right-of-way
 Rear: 25 feet

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Eino Mike Johnson and Lorie A. Johnson, husband and wife
And:	Terry L. Johnson and Lisa C. Johnson, husband and wife
Dated:	January 13, 2003
Recorded:	March 7, 2003
Auditor's No.:	200303070104
Regarding:	Road Maintenance Agreement



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