

When Recorded Return to:  
JAMES R. KING III  
7157 San Juan Hill Lane  
Anacortes WA 98221



200406180134  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: AE10058 MM

**STATUTORY WARRANTY DEED**

IC31408✓

THE GRANTOR **DORIS JOHNSON, as her separate estate**

for and in consideration of **Eighty-Seven Thousand and 00/100...(\$87,000.00) DOLLARS**

in hand paid, conveys and warrants to **JAMES R. KING III, a single person**

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

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

Tax Account No. : P60686 and 60687

Subject to: Restrictions, reservations and easements of record.

*a BB. Logal ptn BLK 11, 12 Fidalgo Bay A & q*

Dated: June 12, 2004

*Doris Johnson* 6/16/04  
DORIS JOHNSON Date

# 3098  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 16 2004

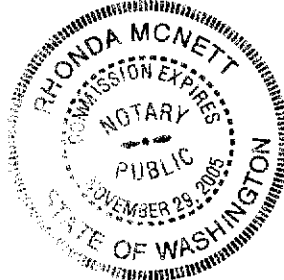
Amount Paid \$ *1,548<sup>60</sup>*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DORIS JOHNSON the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: *June 16, 2004*

*Rhonda McNett*  
Notary Public in and for the State of Washington  
Residing at *Anacortes, WA.*  
My appointment expires: *11/29/05*



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** AE10058 MM

**Parcel A:**

Lots 7 through 34, Block 11, PLAT OF FIDALGO BAY ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

EXCEPT that 48 foot wide portion thereof conveyed to John L. Miller et ux by deed recorded under Auditor's File No. 9209280123, records of Skagit County, Washington;

TOGETHER WITH those portions of streets vacated and abandoned by operation of law, Skagit County Superior Court Cause No. 91-2-00133-5;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under that certain 40 foot wide strip of land described in that certain deed recorded August 17, 1989, under Auditor's File No. 8908170011, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, across, and under that certain 48 foot wide strip of land described in that certain easement recorded November 3, 1977, under Auditor's File No. 867962, records of Skagit County, Washington.

Situated in Skagit County, Washington

**Parcel B:**

Lots 17, 18, 19, 20, 23, 24, 25 and 26 Block 12, PLAT OF FIDALGO BAY ADDITION TO ANACORTES, as per plat recorded in Volume 2 of plats, page 24 records of Skagit County, Washington.

Excepting an portion thereof lying within the Boundaries of San Juan Hill Road.

Situated in Skagit County, Washington



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