


AFTER RECORDING MAIL TO:
Bert Hartley
52925 Railroad Ave.
Rockport, WA 98283


200407230167
Skagit County Auditor
7/23/2004 Page 1 of 3 2:09PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01319-04

112611-P

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

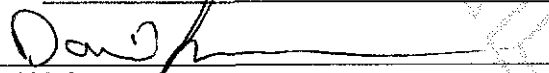
Grantor(s): David Johnson
Grantee(s): Bert L. Hartley
Abbreviated Legal:
A ptn of Tr. "A" Survey 9305060112 in 26-35-9 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350926-0-025-0001 (P44718)

THE GRANTOR David Johnson, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bert L. Hartley, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

See attached Exhibit "A" hereto attached and made a part hereof.

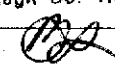
SUBJECT TO: Exhibit "B" hereto attached and made a part hereof.

Dated July 21, 2004


David Johnson

3834
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 23 2004

Amount Paid \$ 2047.00
Skagit Co. Treasurer
By  Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that David Johnson

is/are the person(s) 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.

Dated: 7/22/04



Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

DESCRIPTION:

Tract "A" of a Survey recorded May 6, 1993, in Volume 14 of Surveys, page 80, under Auditor's File No. 9305060112, records of Skagit County, Washington; and being a portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northeast corner of Tract A as shown on survey filed in Volume 14 of Surveys at page 80 under Auditor's File No. 9305060112, records of Skagit County, Washington;
thence South $81^{\circ}27'30''$ West along the North line of said Tract A, a distance of 184.81 feet;
thence South $43^{\circ}09'57''$ East, a distance of 214.06 feet to the Northerly line of Tract B as shown on said survey;
thence North $46^{\circ}50'03''$ East along said Northerly line of Tract B, a distance of 50.00 feet to the East line of said Tract A and the Northerlymost corner of Tract B;
thence North $00^{\circ}03'30''$ West along the East line of Tract A, a distance of 149.37 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

EXHIBIT "B"

EXCEPTIONS:

- A. The right to have and take water from the streams flowing over and across Lot 1, Section 26, Township 35 North, Range 9 East, W.M., together with the rights of ingress and egress and also the right to lay pipes, build dams, reservoirs and other appliances for the purpose of storing, conveying, and using the said water, as granted as various parties by various instruments of record.
- B. Record of Survey recorded May 6, 1993, in Volume 14, of Surveys, Page 80, under Auditor's File No. 9305060112. We have made no determination as to its effect on the boundaries of the property, and no insurance is given on the basis of the lines of property shown thereby.
- C. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: August 27, 2002
Auditor's No.: 200212120101



200407230167

Skagit County Auditor