

**AFTER RECORDING, MAIL TO:**

David L. Johnson  
9867 Samish Island Road  
Bow, WA 98232



200408030195  
Skagit County Auditor

8/3/2004 Page 1 of 3 3:49PM

Quality First Escrow, Inc. — Escrow No. 2004-213  
Chicago Title Ins Co — Order No. IC31790 ✓

**STATUTORY WARRANTY DEED**

**Grantor:** Ellen June Jones  
**Grantee:** David L. Johnson  
**Abbrev Legal Descr:** Ptn Lot 20, Lot 21, Hopley's Samish Island Tracts, Vol 5 p 44,  
Skagit County, Washington  
**Assessor's Tax Parcel No.:** P66137 / 3928-000-021-0008

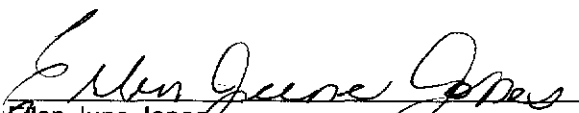
The Grantor, **Ellen June Jones, an unmarried individual**, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, conveys and warrants to **David L. Johnson, an unmarried individual**, the following described real estate, situated in the County of Skagit, State of Washington:

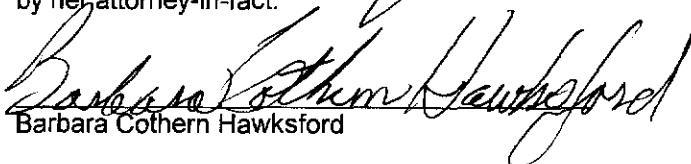
The Southeasterly 30 feet of Lot 20 as measured along the County Road No. XIV, and all of Lot 21, HOPLEY's SAMISH ISLAND TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page(s) 44, records of Skagit County, Washington.

Situated in Skagit County, Washington.

*For Permitted Exceptions, see **Schedule B-001** attached hereto and by this reference incorporated herein*


Dated: July 28, 2004.

  
Ellen June Jones  
by her attorney in-fact:

  
Barbara Cothern Hawksford

# 4073  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 01 2004

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

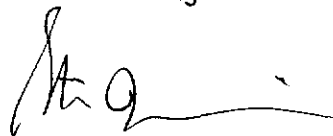
STATE OF WASHINGTON

COUNTY OF SNOHOMISH

)  
) ss:  
)

I certify that I know or have satisfactory evidence that BARBARA COTHERN HAWKSFORD is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the attorney-in-fact of ELLEN JUNE JONES (pursuant to Durable Power of Attorney, dated April 8, 2002, and recorded under Skagit County Recording No. 200405100174) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said ELLEN JUNE JONES is now living.

Dated this 28<sup>th</sup> day of July, 2004.



Printed Name: Stan J. Pilon  
NOTARY PUBLIC in and for the State of Washington,  
residing at Bothell.  
My appointment expires 12/24/2006.



Order No.: IC31790

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 16, 1931  
Auditor's No(s): 242595, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

**Note:** Exact location and extent of easement is undisclosed of record.

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: May 21, 1912 and May 15, 1918  
Auditor's No.: 91418 and 125618, records of Skagit County, Washington
3. Any question that may arise as to location of lateral boundaries of described herein.
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
6. Any question that may arise due to shifting or change in the course of the Samish Bay or due to said bay having shifted or changed its course.
7. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Samish Bay, if navigable.

- END OF SCHEDULE B-001 -

