

When Recorded Return to:
CHRISTOPHER JOHNSON
24706 Marlene Way Apt. A
Sedro Woolley WA 98284



8/10/2004 Page 1 of 3 3:49PM

Chicago Title Company - Island Division
Order No: BE9251 MAM
1C31781V

STATUTORY WARRANTY DEED

THE GRANTORS, HAZEL L. BAKER, as to a life estate; and RICKIE LYNN BAKER and DONEDA BAKER BERGLIN, each as their separate estate, as to the remainder

for and in consideration of One Hundred Sixty-Seven Thousand Five Hundred and 00/100...(\$167,500.00) Dollars

in hand paid, conveys and warrants to CHRISTOPHER M. JOHNSON, a married man as his separate estate

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

Situated in Skagit County, Washington.

PTN. LOTS 11-13, BLOCK 70, FIRST ADDITION TO THE TOWN OF SEDRO
See Legal Description Attached Hereto and Incorporated Herein by Reference

Tax Account No. : 4150-070-013-0008 P76080

Subject to: Restrictions, reservations and easements of record, and the Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: July 31, 2004

Hazel L. Baker
HAZEL L. BAKER

Rickie Lynn Baker
RICKIE LYNN BAKER

Doneda Baker Berglin
DONEDA BAKER BERGLIN

#4210
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
AUG 10 2004
Amount Paid \$ 2981.50
By: *[Signature]*
Skagit County Treasurer Deputy

EXHIBIT 'A'

Lots 11, 12 and 13, Block 70, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated 11th Street which would attached to said premises by operation of law;

EXCEPT that portion described as follows:

That portion of Lot 11, Block 70, First Addition to the Town of Sedro, according to the plat thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, and that portion of vacated 11th Street shown as Tract C on that certain survey recorded in Volume 7 of Surveys, page 21, under Auditor's File No. 8702060035, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 11;
Thence North 89°35'04" West along the South line of said Lot 11, a distance of 23.05 feet;
Thence North 00°19'36" East parallel with the East line of said Lot 11, a distance of 61.41 feet;
Thence North 89°35'04" West, a distance of 3.95 feet;
Thence North 00°19'36" East, a distance of 58.94 feet to the North line of said Lot 11;
Thence South 89°35'36" East, along the North line of said Lot 11, a distance of 27.00 feet to the Northeast corner of said Lot 11;
Thence North 00°19'36" East, a distance of 8.00 feet to the centerline of the alley in said Block 70;
Thence South 89°35'36" East along the Easterly projection of the centerline of said alley, a distance of 33.00 feet to the centerline of vacated 11th Street;
Thence South 00°19'36" West along the centerline of vacated 11th Street, a distance of 128.36 feet to the Easterly projection of the South line of said Lot 11;
Thence North 89°35'04" West, a distance of 33.00 feet to the Southeast corner of said Lot 11 and the point of beginning of this description.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



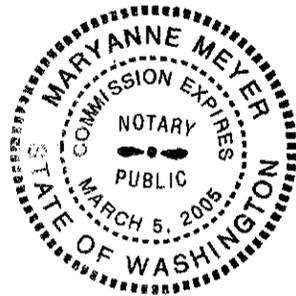
200408100145
Skagit County Auditor

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that HAZEL L. BAKER is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: August 5, 2004

Mary Anne Meyer
Mary Anne Meyer
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: March 5, 2005

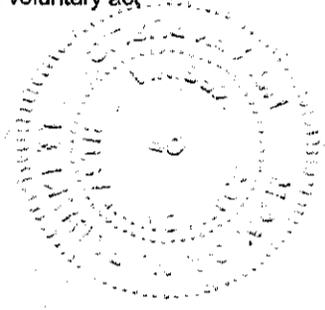


STATE OF VIRGINIA
COUNTY OF Fairfax

I certify that I know or have satisfactory evidence that RICKIE LYNN BAKER is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: August 3, 2004

M. Plumett
Notary Public in and for the State of Washington
Residing at 14040 Central Road Woodbridge Va
My appointment expires: June 30, 2007



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DONEDA BAKER BERGLIN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: August 5, 2004

Mary Anne Meyer
Mary Anne Meyer
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: March 5, 2005



200408100145
Skagit County Auditor