

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gary Ledford
22996 SR 530
Darrington, WA 98241



200408300188
Skagit County Auditor

8/30/2004 Page 1 of 4 11:31AM

STATUTORY WARRANTY DEED

Escrow No. 240430RM
Title Order No. IC32027

THE GRANTOR Robert Johnson and Judy N. Johnson, Husband and Wife

for and in consideration of Ten Dollars and other good and valuable consideration
in hand paid, conveys and warrants to Gary Ledford and Hazel Ann Ledford, Husband and Wife
the following described real estate, situated in the County of ~~Snohomish~~ ^{SKAGIT}, State of Washington:

Legal Description (abbreviated): Ptn. 32-33-10 aka Tract 2 Survey of Trail Creek
additional legal(s) on page 2

Assessor's Property Tax Parcel/Account Number(s): 331032-0-007-0608(P18866)

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. IC32027 issued by Chicago Title Company-Island Division, and set forth in Exhibit "B", attached hereto and by this reference made a part hereof.

ACCEPTED AND APPROVED: x H.P.L. / G.E.R.

Dated: August 24, 2004

[Signature]
Robert Johnson

x [Signature]
Judy N. Johnson

#4634
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

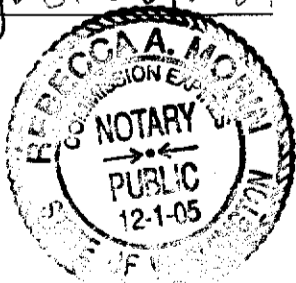
AUG 30 2004

Amount Paid \$ 712.00
By [Signature] Skagit Co. Treasurer
Deputy

State of Washington }
County of Snohomish }ss.

I certify that I know or have satisfactory evidence that Robert Johnson and Judy N. Johnson is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 26, 2004



[Signature]
Rebecca A. Morin
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires 12/1/05

EXHIBIT "A"

Parcel A:

Commencing at the West Quarter corner of Section 32, Township 33 North, Range 10 East of the Willamette Meridian;

Thence along the West line of said Section 32, and along the centerline of the existing County Road, North 01°21'02" East 445.45 feet;

Thence South 89°11'09" East, 30.00 feet to a point on the East right-of-way line of the County Road;

Thence continuing South 89°11'09" East, 1,000.00 feet to the true point of beginning;

Thence North 01°21'02" East, 220 feet to a point on the North line of the South Half of the Southwest Quarter of the Northwest Quarter;

Thence South 89°11'09" East, along said North line and along the North line of the South Half of Government Lot 4 to the West line of the Sauk River as it existed on August 28, 1978;

Thence along the Sauk River and along the Southeasterly line of said Government Lot 4, in a Southwesterly direction to a point whence the point of beginning bears North 89°11'09" West;

Thence North 89°11'09" West, to the true point of beginning.

The above described parcel lies wholly within the Southwest Quarter, of the Northwest Quarter and Government Lot 4 of Section 32, Township 33 North, Range 10 East of the Willamette Meridian.

(Also known as Tract 2 of recorded survey of Trail Creek, recorded in Volume 92 of Official Records, pages 576 through 589, under Auditor's File No. 772764, records of Skagit County, Washington.)

Situated in Skagit County, Washington

Parcel B:

A nonexclusive easement for ingress, egress and utilities as described in Survey of Trail Creek, recorded August 17, 1972 under Auditor's File No. 772764, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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EXHIBIT "B"

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 15, 1972
Auditor's No(s): 776807, records of Skagit County, Washington
Executed By: The Quadrant Corporation

AMENDED by instrument(s):

Recorded: November 15, 1972, September 23, 1993, September 29, 1993, October 19, 1993 and November 1, 1993
Auditor's No(s): 772763, 9309230009, 9309290013, 9310190027 and 9311010027, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 15, 1972
Auditor's No(s): 776807, records of Skagit County, Washington
Imposed By: Trail Creek Community Association, a Washington non-profit corporation

Easement, including the terms and conditions thereof, granted by instrument(s);

Auditor's No(s): 772764, records of Skagit County, Washington
For: Ingress, egress and utilities

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

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 10, 1973
Auditor's No(s): 784768, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Snohomish County, and General Telephone Company of the Northwest, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All private roads within Trail Creek

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 14, 1980
Auditor's No(s): 8003140045, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Snohomish County
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

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

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 13, 1963
Auditor's No(s): 643293, records of Skagit County, Washington
In favor of: Skagit County
For: County Road
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

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

Easement delineated on the face of said Survey;

For: Undisclosed
Affects: A strip 200 feet wide adjacent to and parallel with the Sauk River



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EXHIBIT "B" (cont.)

Exceptions and reservations as contained in instrument;

From: Sound Timber Company

Auditor's No.: 440499, records of Skagit County, Washington

As Follows:

The grantors hereby expressly save, except and reserve out of the grant hereby made, unto themselves as Trustees for the Stockholders of The Sound Timber Company, their successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon the otherlands in King, Snohomish and Skagit Counties hereinabove partially described, including but not limited to, coal, oil, and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonable necessary from said purpose; provided that the Grantee, and the Grantee's successors and assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvement thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

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.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change in the course of the Sauk River or due to said river having shifted or changed its course.

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 Sauk River, if navigable.



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