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AFTER RECORDING MAIL TO:  
Mr. and Mrs. Richard L. Johnston  
5743 Hoffman Lane  
Fair Oaks, CA 95628



200411300111  
Skagit County Auditor

11/30/2004 Page 1 of 2 1:48PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A83147

### Statutory Warranty Deed

Grantor(s): Derwin C. Myhr  
Grantee(s): Richard L. Johnston and Lynne E. Johnston  
Assessor's Tax Parcel Number(s): P109476, 3809-908-019-0000

FIRST AMERICAN TITLE CO.

A83147-E

THE GRANTOR Derwin C. Myhr, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard L. Johnston and Lynne E. Johnston, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 17, 18 and 19, Block 908, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington. (Also known as Tract B of Survey recorded under Volume 11 of Surveys, page 79, records of Skagit County, Washington).

SUBJECT TO easements, restrictions or other exceptions set forth on Schedule "B-1" attached hereto.

Dated November 23, 2004

Derwin C. Myhr  
Derwin C. Myhr

6398  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 30 2004

Amount Paid \$ 4272.00  
By Skagit Co. Treasurer Deputy  
hp

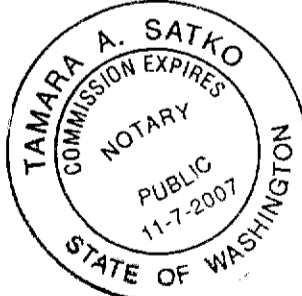
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Derwin C. Myhr is the persons 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.

Date: 11/29/04

Tamara A. Satko

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 11/7/07



Order No: A83147

Schedule "B-1"

**Exceptions:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership,  
by Great Western Investment Co. Inc., General Partner,  
by Albert Balch, President

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: General Telephone Company of the Northwest, Inc.  
Dated: September 23, 1971  
Recorded: January 21, 1972  
Auditor's No.: 763267  
Purpose: Right to enter said premises to operate, maintain, repair,  
underground electric transmission and/or distribution system,  
together with the right to remove brush, trees and landscaping  
which may constitute a danger to said lines.  
Affects: Blocks 908, 909, 910 and 911

C. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No.: 9106040004  
Volume/Page: Volume 11, page 79  
Survey Affects: Lots 12 - 22, Block 908

Among the matters disclosed by said Survey is/are:

- a) According to the City Planning Director - The re-division of platted lots are not subject to the approvals of the Anacortes City Officials.
- b) Construction of dwellings, driveways, fences, etc., are subject to the approvals of the appropriate City Officials.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington  
corporation  
Dated: January 15, 1992  
Recorded: February 11, 1992  
Auditor's No.: 9202110084  
Purpose: Right to enter said premises to operate, maintain, repair,  
underground electric transmission and/or distribution system,  
together with the right to remove brush, trees and landscaping  
which may constitute a danger to said lines  
Affects: Lots 12 - 22, Block 908



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