



200501310154
Skagit County Auditor

1/31/2005 Page 1 of 2 11:37AM

AFTER RECORDING MAIL TO:

Name EDWARD A. JOHNSON
Address P.O. BOX 901
City/State MT. VERNON WA 98273

Statutory Warranty Deed

THE GRANTOR EDWARD ALLEN JOHNSON



First American Title
Insurance Company

for and in consideration of 158,000

in hand paid, conveys and warrants to LON JACOBSON

(this space for title company use only)

the following described real estate, situated in the County of SKAGIT,
The East 75 feet of the following described tract:

, State of Washington:

Beginning at a point 165 feet West and 25 feet South of the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., said point being the Northwest corner of a tract conveyed to School District No. 25 of Skagit County, Washington, by Deed recorded in Volume 86 of Deeds, page 48; thence West on a line parallel with and 25 feet South of the centerline of said Section 16, 350 feet, more or less, to the Northeast corner of a tract conveyed to John Lewis Drum, et ux, by Deed recorded August 5, 1953, under Auditor's File No. 491310; thence South 0 degrees 32' West along the East line of said Drum Tract, 143 feet; thence South 89 degrees 28' East, 94.8 feet; thence South 0 degrees 32' West, 91 feet; thence South 89 degrees 28' East 255.2 feet, more or less, to the West line of said school tract; thence North 0 degrees 32' East along said West line to the point of beginning.

3308 E. COLLEGE
WAY MT. VERNON
98273

Assessor's Property Tax Parcel/Account Number(s): P24907

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated JAN. 31ST 2005, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on _____, Rec. No. _____

Dated _____, 19____

Edward Allen Johnson Jan. 31, 2005

STATE OF WASHINGTON, }

County of Skagit }

On this day personally appeared before me Edward Johnson

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as him free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day of January, 2005

Melody A. Heidpreder

Notary Public in and for the State of Washington,
residing at mt vernon

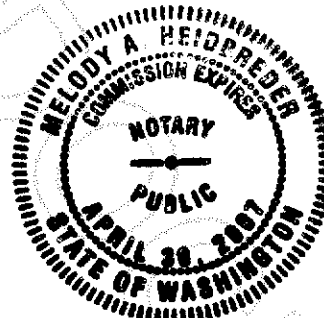
ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 46

My appointment expires 4-30-07

457
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 31 2005

Amount Paid \$ 2812.40
Skagit Co. Treasurer
By MEM Deputy



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Skagit County Auditor