

AFTER RECORDING MAIL TO:  
Roger W. Johnson and Barbara J. Johnson  
18721 SE 44th Place  
Issaquah, WA 98027



200501310167  
Skagit County Auditor

1/31/2005 Page 1 of 2 11:51AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 115049-SE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Phillip James Vertin and Bonnie Marie Vertin Trust  
Grantee(s): Roger W. Johnson and Barbara J. Johnson  
Abbreviated Legal: Lot 2, SP 90-65 in 11-35-4 E W.M.  
Assessor's Tax Parcel Number(s): 350411-1-004-0200, P100991

THE GRANTOR PHILLIP JAMES VERTIN AND BONNIE MARIE VERTIN, AS TRUSTEES OF THE PHILLIP JAMES VERTIN AND BONNIE MARIE VERTIN TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROGER W. JOHNSON and BARBARA J. JOHNSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. 90-65, approved February 13, 1991, recorded February 13, 1991, in Book 9 of Short Plats, page 318, under Auditor's File No. 9102130034, and being a portion of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, Section 11, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

# 459  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated January 27, 2005

JAN 31 2005

Phillip James Vertin and Bonnie Marie Vertin Trust

Amount Paid \$ 1539.<sup>00</sup>  
By [Signature] Skagit Co. Treasurer  
Deputy

Bonnie Marie Vertin Trustee  
By: Bonnie Marie Vertin, Trustee

Phillip James Vertin Trustee  
By: Phillip James Vertin, Trustee

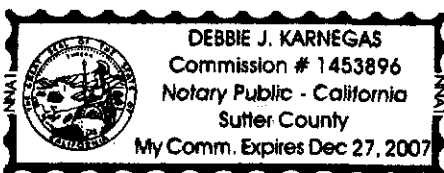
STATE OF California }  
County of Sutter } SS:

I certify that I know or have satisfactory evidence Phillip James Vertin and Bonnie Marie Vertin is are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and are Trustees of Phillip James Vertin & Bonnie Marie Vertin Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1/28/05

Debbie J. Karnegas

Notary Public in and for the State of California  
Residing at 950 Clark Ave Yuba City, CA 95999  
My appointment expires: Dec 27, 2007



EXCEPTIONS:

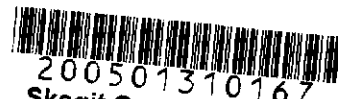
A. Reservation to the Grantor, its successor in interest and assigns, of an easement for road purposes along and across the Easterly and Northerly 30 feet of the North ½ of the Northwest ¼ of the Northeast ¼ of Section 11, Township 35 North, Range 4 East, W.M., contained in deed from Pope & Talbot, Inc., a corporation dated January 26, 1944, filed April 12, 1944, under Auditor's File No. 370606, and recorded in Volume 192 of Deeds, page 575.

NOTE: By deed dated October 15, 1945, filed October 23, 1945, under Auditor's File No. 384393, and recorded in Volume 204 of Deeds, page 210, Pope & Talbot, Inc., a corporation, conveyed to the County of Skagit for road purposes, the North 30 feet of the Northeast ¼ and the North 30 feet of the Northeast ¼ of the Northwest ¼ of said Section 11.

B. Notes shown on the face of Short Plat No. 90-65, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Residential;
4. Sewage Disposal - Individual septic systems;
5. Water - Private wells...Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, and the buyer should inquire and investigate as to availability of said water;
6. Detention swales shall be field located at time of construction. Swales shall have a volume of no less than 150 ft cubed. There will be no swale on Lot 4. Detention Swales shall be no less than 100' from any septic system;
7. Permanent 10' Easement for construction and maintenance shall be established at time of construction;

C. Minimum 50' buffer each side of creek measured from creek high water line.



200501310167  
Skagit County Auditor