

AFTER RECORDING MAIL TO:  
Mr. Powell,  
14940 Young Road  
Mount Vernon, WA 98273



200503310190  
Skagit County Auditor

3/31/2005 Page 1 of 2 3:53PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 115506-PE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

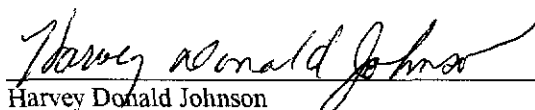
Grantor(s): Harvey Donald Johnson  
Grantee(s): Timberline Building Services, Inc.  
Abbreviated Legal: ptn NW ¼ of NW ¼, 35-36-3 E W.M.  
Assessor's Tax Parcel Number(s): 360335-0-015-0007, P48680

THE GRANTOR HARVEY DONALD JOHNSON, a married man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMBERLINE BUILDING SERVICES, INC., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northwest ¼ of the Northwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., described as follows:  
Beginning at a point which is South 0°05'15" East a distance of 825.0 feet and North 88°38'32" East a distance of 924.0 feet from the Northwest corner of said Section 35;  
thence North 0°05'15" West a distance of 234.69 feet to a point on curve on the Southwesterly right of way line of the 60 foot County Road, said point bearing South 43°25'43" West a distance of 849.0 feet from the radius point of said curve;  
thence Northwesterly along said curve (having a radius of 849.0 feet), through a central angle of 4°42'47", an arc distance of 69.84 feet;  
thence North 41°51'30" West along the Southwesterly line of the County Road a distance of 39.59 feet to the Northeast corner of that certain tract of land conveyed to William E. Gilkey, et ux, by deed dated January 26, 1961, recorded January 30, 1961, under Auditor's File No. 603596;  
thence South 0°05'15" East along the East line of said Gilkey tract 315.99 feet to the Southeast corner of said tract;  
thence North 88°38'32" East a distance of 75.00 feet to the point of beginning.  
Situate in the County of Skagit, State of Washington.


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

Dated March 21, 2005

  
Harvey Donald Johnson

1512  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

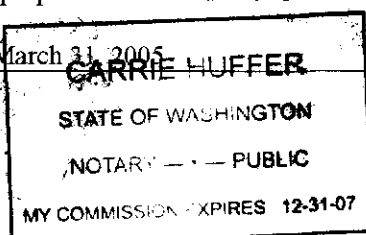
MAR 31 2005


Amount Paid \$ 1966.90  
Skagit County Treasurer  
By:  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Harvey Donald Johnson** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 31, 2005



  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

EXCEPTIONS:

A. Permanent easement granted by Jens Ewald and Bessie Ewald, husband and wife, to John Staffanson, Jr. and Delores Joanne Staffanson, husband and wife, by instrument dated August 6, 1951, and recorded August 7, 1951, under Auditor's File No. 464176 to take water from a natural spring - ingress and egress to said spring.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Everett Kallstrom and Kate Kallstrom, husband and wife  
Purpose: For ingress and egress and utilities  
Area Affected: The East 20 feet  
Dated: April 28, 1967  
Recorded: April 28, 1967  
Auditor's No.: 698253

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the West line of the above described property that is approximately 25 feet South of the Northwest corner thereof; thence Easterly approximately 25 feet to the Southwesterly line of the Colony Road and its terminus.  
Recorded: June 4, 1992  
Auditor's No.: 9206040072

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200503310190  
Skagit County Auditor