

AFTER RECORDING MAIL TO:

Jeffrey A. Johannsen and Rhonda K. Johannsen

10830 Fire Mountain Lane.
Mount Vernon, WA 98274



200504180260

Skagit County Auditor

4/18/2005 Page

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2 3:37PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82363

Statutory Warranty Deed

Grantor(s): Landmark Building and Development

FIRST AMERICAN TITLE CO.

Grantee(s): Jeffrey A. Johannsen and Rhonda K. Johannsen

82363-2

Lots 6 and 7, Block 39, "PLAT OF THE TOWN OF MONTBORNE"

Assessor's Tax Parcel Number(s): 4135-039-007-0000, P108725

THE GRANTOR Landmark Building and Development dba Great American Dream Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey A. Johannsen and Rhonda K. Johannsen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 6 and 7, Block 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

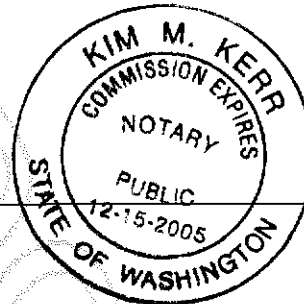
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in easement recorded August 23, 2004 under Auditor's File No. 200408230140.

Subject to paragraphs A thru C of Schedule of B-1 of First American Title Company's preliminary commitment no. 82363 attached hereto and made a part hereof by this reference.

Dated

Landmark Building and Development:

By: John Ellis, President



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence John Ellis the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of Landmark Building and Development to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: April 15, 2005

Kim M. Kerr

1774
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

APR 18 2005

Amount Paid \$ 3898.02
Skagit Co. Treasurer
By hp Deputy

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of
Skagit County, Washington
Dated: February 20, 1998
Recorded: March 30, 1998
Auditor's No: 9803300102
Purpose: A perpetual right-of-way or easement for sewer mains with the
necessary appurtenances through, over and across
Area Affected: A 5 foot wide strip of land in that portion of the alley in Block 39 of
the Plat of the Town of Montborne

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2, a municipal corporation
And: Joe Engberg
Dated: October 8, 1998
Recorded: October 13, 1998
Auditor's No: 9810130073
Regarding: Pay-Back Agreement

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 26, 2004
Auditor's No: 200401260176
Purpose: Declaration of Easement with Joint Maintenance Provisions
(commonly known as Brigham Lane)



200504180260
Skagit County Auditor