

AFTER RECORDING MAIL TO:

Leonard Johnson
11925 Marine Drive
Anacortes, WA 98221



200505270202

Skagit County Auditor

5/27/2005 Page

1 of

211:41AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84158

Statutory Warranty Deed

Grantor(s): Woodrow A. Wilson, III and Karen S. Wilson
Grantee(s): Leonard Johnson
Assessor's Tax Parcel Number(s): 3776-005-005-0000, P56780

FIRST AMERICAN TITLE CO.

A84158-1

THE GRANTOR Woodrow A. Wilson, III and Karen S. Wilson, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leonard Johnson, a married man as his separate estate, the following described real estate, situated in the County of Skagit, State of Washington.

Lots 4 And 5, Block 5, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: May 26, 2005

Woodrow A. Wilson, III

Karen S. Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2008
MAY 27 2005

Amount Paid \$ 2848.02
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Woodrow A. Wilson, III and Karen S. Wilson, 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:

5/26/05

Notary Public in and for the State of

Washington

Residing at Anacortes

My appointment expires:

11/7/07



A. Easement for public alley, if any, along the South line of the subject property as implied by Survey recorded under Auditor's File No. 9808270081.

B. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 9808270081
Volume/Page: Vol. 21 of Surveys, page 4
Survey Affects: West line of subject property and property to the West

Among the matters disclosed by said Survey is/are:

(a) Encroachments of "drive thru" and "small island" on subject property onto property to the West.



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