

AFTER RECORDING MAIL TO:
Mr. Derrick Johnson, Ms. Crystal Cummins
25097 Minkler Road
Sedro Woolley, WA 98284



200506300252
Skagit County Auditor
6/30/2005 Page 1 of 3 3:26PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116521-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sigvald I. Gildnes, Kathryn L. Gildnes and Erik Gildnes
Grantee(s): Derrick C. Johnson
Abbreviated Legal: Ptn of Lot 14, Chase Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3881-000-014-0218, P64389

THE GRANTOR ERIK GILDNES, a single man, as his separate property; and SIGVALD I. GILDNES and KATHRYN L. GILDNES, husband and wife, in indeterminate interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **DERRICK C. JOHNSON**, an unmarried individual, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated June 29, 2005

Sigvald I. Gildnes by Kathryn L. Gildnes *Kathryn L. Gildnes*
Sigvald I. Gildnes *as his attorney in fact* Kathryn L. Gildnes
Erik Gildnes
Erik Gildnes

3440
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

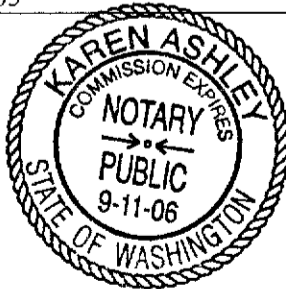
JUN 30 2005

Amount Paid \$ 3026.-
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kathryn L. Gildnes and Erik Gildnes** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2005



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT A

That portion of Lot 14, "CHASE ACREAGE," as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Lot 14, 45.06 feet North 53°29' East from the Southwest corner of said lot;

thence North 53°29' East along the South line of said Lot 164 feet;

thence North 40°11' West 107.3 feet;

thence South 66°27' West 99 feet, more or less, to the West line of the land conveyed to Leroy E. Hilde and wife, Louise Hilde, by deed dated September 7, 1943 and recorded September 13, 1943, in Volume 179 of Deeds, page 508, records of Skagit County, Washington;

thence Southeasterly along the line of said Hilde land to the point of beginning.

Situate in the County of Skagit, State of Washington.



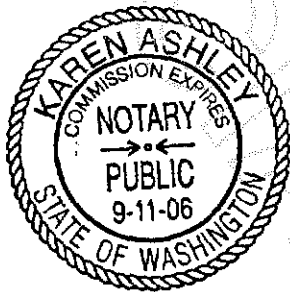
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Skagit County Auditor

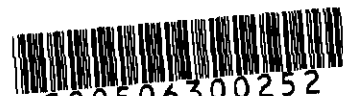
STATE OF Washington }
COUNTY OF Skagit } SS:

On this 29th day of June, 2005 before me personally appeared Kathryn L. Gildnes, to me known to be the individual described in and who executed the foregoing instrument Sigvald I. Gildnes as Attorney in Fact for Sigvald I. Gildnes and acknowledged that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006



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Skagit County Auditor