

When Recorded Return to:
JAMES C. JOHNSON
902 McGarigle SW
Sedro Woolley WA 98284



200508310248
Skagit County Auditor

8/31/2005 Page 1 of 2 3:37PM

Chicago Title Company - Island Division

Order No: IMV1221 MKP

IC 35941 ✓

STATUTORY WARRANTY DEED

THE GRANTOR TERRY A. ALLEN and TAMERA M. ALLEN, Trustees of the ALLEN FAMILY TRUST, Dated December 10, 2004

for and in consideration of Two Hundred Thirty Thousand and 00/100...(\$230,000.00)
DOLLARS

in hand paid, conveys and warrants to

JAMES C. JOHNSON, a married man, dealing as his sole and separate property

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 22, 23 and 24, Block 12, WEST ADDITION TO THE TOWN OF WOOLLEY,
according to the plat thereof, recorded in Volume 2 of Plats, page 89, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4176-012024-0007 P77425

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: August 11, 2005

ALLEN FAMILY TRUST

TERRY A. ALLEN 8-29-05
Trustee Date

Tamera M. Allen, Trustee 8-29-05
Trustee Date

4786
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 31 2005

Amount Paid \$ 4099.00
Skagit County Treasurer
By: Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TERRY A. ALLEN and TAMERA M. ALLEN is/are the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they was/were authorized to execute the instrument and acknowledge it as TRUSTEES of ALLEN FAMILY TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 29 2005

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008

