

AFTER RECORDING MAIL TO:
Mr. and Mrs. Scott Hoyt
PO Box 1334
Burlington, WA 98233.



200510180148
Skagit County Auditor

10/18/2005 Page 1 of 2 3:48PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85829

Statutory Warranty Deed

Grantor(s): Clifford Robert Johnson and Cecilia L. Johnson
Grantee(s): Sheldon Scott Hoyt and Amanda J. Hoyt
Assessor's Tax Parcel Number(s): 340415-2-008-0114, P24824

FIRST AMERICAN TITLE CO.
85829-1

THE GRANTOR Clifford R. Johnson, who also shows of record as Robert Johnson and Cecilia L. Johnson, who acquired title as Cecelia L. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sheldon Scott Hoyt and Amanda J. Hoyt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M., EXCEPT the East 412 feet thereof; EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded September 21, 1914, in Volume 97 of Deeds, Page 489, under Auditor's File No. 104329; AND EXCEPT mineral rights as reserved in deed recorded June 11, 1898, in Volume 34 of Deeds, Page 384, under Auditor's File No. 28616.

Subject to paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment no. 85829 attached hereto.

Dated: September 8, 2005

Clifford Robert Johnson

Cecilia L. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5833
OCT 18 2005

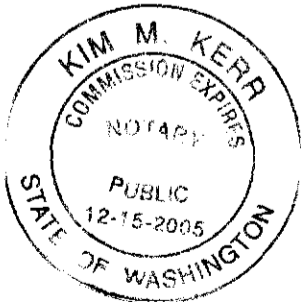
Amount Paid \$ 11041.00
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clifford Robert Johnson and Cecilia L. Johnson, 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: Sept 13, 2005

Kim M. Kerr



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/05

Order No: 85829

Schedule "B-1"

EXCEPTIONS:

A. Reservation contained in deed dated May 28, 1898, executed by W.M. Lindsey and Emma S. Lindsey, his wife, recorded June 11, 1898, in Volume 34 of Deeds, Page 384, as follows:

All coal and other minerals being reserved and excepted from this conveyance.

Said minerals now held of record by Skagit County, by instrument recorded December 30, 1920 under Auditor's File No. 146780.

B. Rights of the public and Skagit County to use the right-of-way of McLaughlin Road, delineated on County maps as being along the South line of the subject property.

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between:	City of Mount Vernon, a Municipal Corporation
And:	Dave M. Grace and Joyce Grace, husband and wife
Dated:	September 23, 1980
Recorded:	October 1, 1980
Auditor's No:	8010010023

By said instrument the City of Mount Vernon also acknowledged payment of \$5,322.60.

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	Dave Grace, et ux
And:	City of Mount Vernon
Dated:	July 7, 1982
Recorded:	July 16, 1982
Auditor's No:	8207160014
Regarding:	Not dividing the subject property without specific approval of the City Council of Mount Vernon



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