



200602160042

Skagit County Auditor

2/16/2006 Page 1 of 2 9:08AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. James Gibbons
13614 Boe Rd.
Bow, WA 98232

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119877-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Julia Johnson
Grantee(s): James Gibbons and Barbara Gibbons
Abbreviated Legal: ptn W 1/2 W 1/2 NE 1/4, 17-35-3 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350317-1-006-0009, P34424, 350317-1-008-0007, P34427

THE GRANTOR JULIA JOHNSON, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES GIBBONS and BARBARA GIBBONS, husband and wife 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 including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 119877-SE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 16 2006

733

Dated February 13, 2006

Julia Johnson
Julia Johnson

Amount paid \$ 2048.44
By BR Skagit Co. Treasurer Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Julia Johnson the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-14-06
K. Franey
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

EXHIBIT A

The West ½ , West ½ , Northeast ¼ of Section 17, Township 35 North, Range 3 East, W.M;

EXCEPT the North 20 feet conveyed to Skagit County for road purposes by deed recorded April 26, 1948, under Auditor's File No. 414404 (said road also known as Boe Road);

AND EXCEPT the East 16.5 feet as conveyed to Dike District No. 5 by deed recorded March 27, 1946, under Auditor's File No. 390023;

AND EXCEPT one square acre in the Northeast corner thereof as conveyed to Barbara Gibbons by deed recorded under Auditor's File No. 9203030108, records of Skagit County, Washington.

AND EXCEPT the North 236.00 feet of the West 323.00 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of said section.

Situate in the County of Skagit, State of Washington.

By JOR

