

AFTER RECORDING MAIL TO:
Terry L. Johnson
22833 Lake Terrace Lane
Mount Vernon, WA 98274

200603170187
Skagit County Auditor
3/17/2006 Page 1 of 2 3:20PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 120017-s

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Rick A. Hanson and Joan Hanson
Grantee(s): Terry L. Johnson and Lisa Charmaine Johnson
Abbreviated Legal: Lot 2, SP #95-79 in 35-34-4 E W.M.
Assessor's Tax Parcel Number(s): P29751/340435-0-006-0108, P29753/340435-0-006-0306

THE GRANTOR Rick A. Hanson and Joan Hanson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Terry L. Johnson and Lisa Charmaine Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 2 of Skagit County Short Plat No. 95-79, approved November 19, 1979, and recorded November 19, 1979, under Auditor's File No. 7911190061, in Volume 3 of Short Plats, page 212, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across the Southerly 7 feet of Tract 1 of said Short Plat No. 95-79, as delineated on the face of said Short Plat.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across that certain 20 foot easement lying South of said Short Plat No. 95-79, as delineated on the face of said Short Plat No. 95-79,

EXCEPT that portion of said easement lying West of a line parallel to and 50 feet West of the West line of Tract 1 of said Short Plat No. 95-79.

Situate in the County of Skagit, State of Washington.


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. 120017-sa.

1226
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 17 2006

Dated 3/13/06


Rick A. Hanson

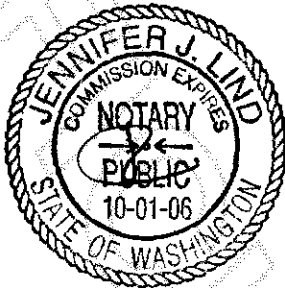
Amount paid \$ 15580.00
Skagit Co. Treasurer
By  Deputy

Joan Hanson

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Rick A. Hanson and Joan Hanson**
the person(s) 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.

Dated: 3.13.06



Notary Public in and for the State of WA
Residing at Bow
My appointment expires: 10.01.06

