

When Recorded Return to:  
TRAVIS E. JOHNS  
TIFFANY L. JOHNS  
13078 Beaver Lake Road  
Mount Vernon, WA 98273



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Chicago Title Company - Island Division  
Order No: BE10614 MJJ  
IC 38381

**STATUTORY WARRANTY DEED**

THE GRANTOR RODNEY M. CANN and MELINDA CANN, husband and wife

for and in consideration of Two Hundred Fifty Thousand Five Hundred and 00/100...(\$250,500.00) DOLLARS in hand paid, conveys and warrants to TRAVIS E. JOHNS and TIFFANY L. JOHNS, husband and wife

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

**A portion of Government Lot 1 in Section 12, Township 34 North, Range 4 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.**

Tax Account No. : 340412-0-036-0000 P24589

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described below:  
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: March 27, 2006

*1465*  
Rodney M. Cann SKAGIT COUNTY WASHINGTON  
REAL ESTATE & CISE TAX  
RODNEY M. CANN  
Melinda Cann  
MELINDA CANN  
MAR 30 2006

Amount paid \$ *4463.90*  
Skagit Co. Treasurer  
By *Sp* Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RODNEY M. CANN and MELINDA CANN the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: March 28, 2006  
Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008  
LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** BE10614 MJJ

That portion of Government Lot 1 in Section 12, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of said Government Lot 1, said point being at the intersection of the Southerly boundary of a County road known as the Clear Lake and Beaver Road as it existed March 16, 1964 and the Easterly line of the right of way of the Puget Sound and Cascade Railway Company right of way;

Thence along the County road South 27.5° East a distance of 138 feet to the true point of beginning of this description;

Thence continue South 27.5° East along said County road 230 feet;

Thence West to the Easterly line of the Puget Sound and Cascade Railway right of way;

Thence North 17.5° East along said right of way to a point which bears South 63° West from the true point of beginning;

Thence North 63° East to the true point of beginning.

Situated in Skagit County, Washington.



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Skagit County Auditor