

When recorded return to:

Mr. and Mrs. Daniel R. Krier
11827 McCorkle Place
Anacortes, WA 98221



200606090158
Skagit County Auditor

6/9/2006 Page 1 of 2 3:34PM

Recorded at the request of:
First American Title
File Number: A88069

Statutory Warranty Deed

THE GRANTORS Leonard Johnson, a married man as his separate estate, and Brian Tiland, a married man as his separate estate, each as to an undivided one-half interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Daniel R. Krier and Lisa M. Krier, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 35, Township 35, Range 1; Ptn. Gov. Lot 2 (aka Ptn. Lot 4; Short Plat No. 91-49)

FIRST AMERICAN TITLE CO.


Tax Parcel Number(s): P111544, 350135-3-002-0700

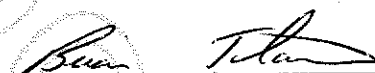
A88069E-2

That portion of Lot 4 lying West of the East line of Government Lot 2, Skagit County Short Plat No. 91-049 as approved May 19, 1993, and recorded May 28, 1993, in Volume 10 of Short Plats, page 199, under Auditor's File No. 9305280028, records of Skagit County, Washington; being a portion of Government Lot 2 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 35 North, Range 1 East of the W.M.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated May 18, 2006



Leonard Johnson


Brian Tiland

2872
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

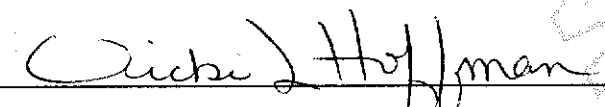
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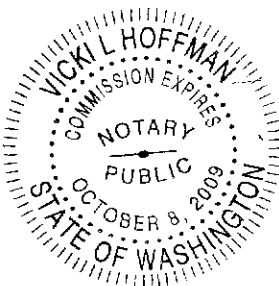
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1963.00
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Brian Tiland, 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: 5-19-06


Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-06



EXCEPTIONS:

A. RESERVATION CONTAINED IN INSTRUMENT

Executed by: O.B. McCorkle and Ester M. McCorkle, husband and wife
Between: Del Mar Community Service, Inc., a Washington corporation
Dated.: July 19, 1962
Recorded: July 9, 1963
Auditor's File No.: 630694, records of Skagit County, Washington
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 91-049
Recorded: May 28, 1993
Auditor's No.: 9305280028

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to road usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – individual septic systems.
4. Water – City of Anacortes
5. Easement for road, utilities and septic purposes as delineated on the face of said short plat

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200511080005
Document Title: Lot of Record Certification



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