

When recorded return to:

Leonard Johnson  
1202 Commercial Avenue  
Anacortes, WA 98221



200606270192  
Skagit County Auditor

6/27/2006 Page 1 of 3 1:55PM

Recorded at the request of:  
First American Title  
File Number: A88478

### Statutory Warranty Deed

THE GRANTOR Joseph Straub, also shown of record as Joseph William Straub, as his separate estate 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 Leonard Johnson, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
A88478E-1

Abbreviated Legal:  
Ptn. Lot 9, "RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 12"

Tax Parcel Number(s): P82564, 4447-000-009-0004

Lot 9, "RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 12", according to the plat thereof recorded in Volume 13 of Plats, page 54, records of Skagit County, Washington;

EXCEPT that portion of said Lot 9 lying within a tract of land described as follows:

Beginning at the Southwest corner of said Lot 9; thence North 30°35'43" West along the Westerly line of said Lot 9 a distance of 50.21 feet; thence North 61°58'16" East a distance of 34.84 feet; thence North 28°01'44" West a distance of 54.00 feet; thence South 61°58'16" West a distance of 37.26 feet to the Northeast corner of Lot 5 of said subdivision; thence South 61°58'16" West a distance of 47.74 feet; thence South 28°01'44" East a distance of 54.00 feet; thence North 61°58'16" East a distance of 40.14 feet; thence South 30°35'43" East a distance of 62.84 feet to the South line of said Lot 5; thence North 88°09'07" East a distance of 2.47 feet to the Southeast corner of said Lot 5; thence North 0°13'27" West a distance of 15.50 feet to the point of beginning.

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

Dated June 19, 2006

Joseph W. Straub

3204  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

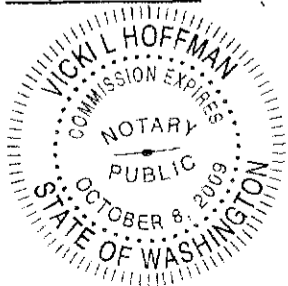
JUN 27 2006

Amount Paid \$ 1999.49  
Skagit Co. Treasurer:  
By Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Joseph W. Straub, 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: 6/26/06



Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Plat of Rancho San Juan Del Mar No. 12  
Recorded: December 23, 1981  
Auditor's No: 8112230021

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to P.S.P & L. Co., Cascade Natural Gas Company, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of Lot 1 and together with other utility easements shown hereon in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television and telephone service, together with the right to enter upon lots at all times for the purposes stated.
2. Know all men by these presents that we the undersigned do hereby declare this plat and dedicate to the use of the public forever all roads and ways, with the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of said owner.
3. 10' Utility easement affecting a Lots 3 and 5
4. Setback line
5. Access and utility easements affecting Lots 1 - 6
6. Drainage and drainfield easements affects Lots 1, 2, 7 -9

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: January 14, 1982  
Recorded: February 24, 1982  
Auditor's No: 8202240046

Said instrument is a re-recording of restrictive covenants and easements recorded under Auditor's File No. 8201140042.



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C. RESERVATION CONTAINED IN DEED

Executed by: Rancho San Juan, Inc., a Washington corporation  
Recorded: November 1, 1982  
Auditor's No.: 8211010059  
As Follows:

Access roads to be paved by Seller and underground utilities to be installed to property lines by Seller thirty (30) days prior to project completion or by mutual agreement.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Larry A. Williams and Virginia A. Williams, husband and wife  
Dated: June 30, 1983  
Recorded: July 1, 1983  
Auditor's No.: 8307010061  
Purpose: Ingress, egress and utilities  
Area Affected: Access and utilities easement

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co., a Washington corporation  
Dated: April 26, 1984  
Recorded: May 1, 1984  
Auditor's No.: 8405010086  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Access and utilities easement

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of Lot 9, Rancho San Juan Del Mar, Subdivision No. 12  
Dated: August 23, 1994  
Recorded: August 23, 1994  
Auditor's No.: 9408230102  
Purpose/Area Affected: Access and utilities easement



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