

When recorded return to:

Mr. and Mrs. Jeffrey Hughes
20992 Hermway Heights Road
Mount Vernon, WA 98273



200612280005
Skagit County Auditor

12/28/2006 Page 1 of 2 8:51AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 123889-PE

Grantor: Hubert C. Johnson
Grantee: Jeffrey Hughes and Janis Hughes
LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR HUBERT C. JOHNSON, a single man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY HUGHES and JANIS HUGHES, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:


Abbreviated Legal: Ptn SE 1/4 Of NE 1/4, 2-33-3 E WM

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330302-1-002-0002, P15324, 330302-4-001-0007, P15325, 330302-4-003-0005, P15328, 330302-0-020-0002, P15316

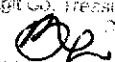
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 123889-PE.

Dated December 26, 2006


Hubert C. Johnson

6530
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 28 2006

Amount Paid \$ 4099.00
By Skagit Co. Treasurer


STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: December 27 2006





Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010

EXHIBIT A

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of Government Lot 12, Section 2, Township 33 North, Range 3 East, W.M., lying Southerly and Easterly of Dry (Deer) Slough, EXCEPT road and dike rights of way, EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the Southeast corner of said Section 2;
thence North $2^{\circ}01'10''$ East along the East section line, 3,218.10 feet to the true point of beginning;
thence North $2^{\circ}01'10''$ East, 239.20 feet;
thence South $66^{\circ}09'56''$ West 226.80 feet;
thence South $2^{\circ}01'10''$ West 140.30 feet;
thence South $87^{\circ}58'50''$ East 204.10 feet to the true point of beginning,

EXCEPT road and dike rights of way,

AND EXCEPT that portion, if any, not lying Southerly and Easterly of Dry (Deer) Slough as it existed on March 17, 1891,

AND ALSO EXCEPT any portion conveyed by that Boundary Line Adjustment Deed recorded July 2, 1996, under Auditor's File No. 9607020063 described as follows:

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Section;
thence North $2^{\circ}01'10''$ East along the East Section line, 3,457.30 feet;
thence South $66^{\circ}09'56''$ West, a distance of 226.80 feet to the true point of beginning;
thence South $2^{\circ}01'10''$ West, a distance of 140.30 feet;
thence North $87^{\circ}58'50''$ West, to the Southerly line of the dike right of way;
thence Northeasterly to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 33 North, Range 3 East, W.M., lying Easterly of Dry Slough, EXCEPT road and dike rights of way, AND EXCEPT tract adjoining the South 457 feet of the old dike conveyed to Diking District No. 2 by deed recorded under Auditor's File No. 461576.

Situate in the County of Skagit, State of Washington.



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