

When recorded return to:

Mr. and Mrs. Cameron Powers
10383 Ridge Place
Sedro-Woolley, WA 98284

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 124376-SE

Grantor: Judith Z. Johnson
Grantee: Cameron A. Powers and Laura J. Powers



200702090004

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JUDITH Z. JOHNSON, a single woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CAMERON A. POWERS and LAURA J. POWERS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 13, Rolling Ridge Est. #3


SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4543-000-013-0002, P95515, 4596-000-017-0100, P103813

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. 124376-SWE.

Tax Parcel Number(s): 4543-000-013-0002, P95515, 4596-000-017-0100, P103813

Dated February 2, 2007


Judith Z. Johnson

599
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 09 2007

5825.00
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: February 8th 2007

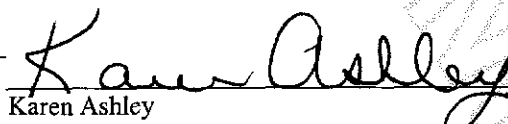

Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010



EXHIBIT A

PARCEL "A":

Lot 13, "ROLLING RIDGE ESTATES NO. 3", as per plat recorded in Volume 14 of Plats, pages 148 and 149, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 17, "PLAT OF ROLLING RIDGE ESTATES NO. 4", as per plat recorded in Volume 15 of Plats, pages 67 and 68, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of Lot 17;
thence North 37°44'52" East, along the Southeasterly line, a distance of 30.00 feet;
thence Westerly to the Southeast corner of Lot 14, "PLAT OF ROLLING RIDGE ESTATES NO. 3", as per plat recorded in Volume 14 of Plats, pages 148 and 149, records of Skagit County, Washington;
thence Southeasterly along the Northeasterly line of Lot 13 of said Plat of Rolling Ridge Estates No. 3, a distance of 83.24 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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