



200704300234

Skagit County Auditor

AFTER RECORDING MAIL TO:

Dana Johnson and Diana Johnson
3950 Home Road
Bellingham, WA 98226

4/30/2007 Page 1 of 2 4:23PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED 91310-1File No: **4271-1011456 (JMC)**Date: **April 27, 2007**Grantor(s): **The Wilma V. Morgan Trust**Grantee(s): **Dana Johnson and Diana Johnson**Abbreviated Legal: **Tract B Short Plat No. 1-75, Ptn. Tract A, "MORGAN'S TRACTS"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **3959-000-016-0502(P67629)**

THE GRANTOR(S) Wilma V. Morgan, trustee of The Wilma V. Morgan Trust, dated February 27, 2006 for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Dana Johnson and Diana Johnson, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Tract "B" of Revised Skagit County Short Plat No. 1-75, approved May 6, 1977 and recorded July 7, 1977 Auditor's File No. 859984 in Volume 2 of Short Plats, page 80, records of Skagit County, Washington, being a portion of Tract "A" of "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for access as delineated on the face of said short plat.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2048

APR 30 2007

4633⁰⁰

Amount Paid \$

Skagit Co. Treasurer

By Deputy

LPB 10-05

APN: 3959-000-016-
0502(P67629)

Statutory Warranty Deed

File No.: 4271-1011456 (JMC)

- continued

Date: 04/27/2007

Wilma V. Morgan, trustee of The Wilma V.
Morgan Trust, dated February 27, 2006

Wilma V. Morgan
Wilma V. Morgan, Trustee

STATE OF Washington)

) -ss

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Wilma V. Morgan**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Trustee** of **The Wilma V. Morgan Trust, dated February 27, 2006** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

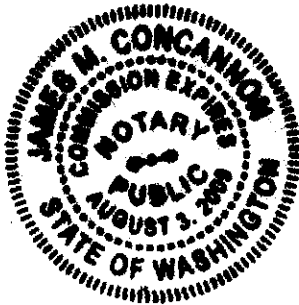
Dated: 4/28/07

James M. Concannon

Notary Public in and for the State of Washington

Residing at: Bellingham

My appointment expires: 08/03/2009



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Skagit County Auditor