

When recorded return to:

Mr. and Mrs. Vee Marlin Sevy
15269 Deception Road
Anacortes, WA 98221



200705230163
Skagit County Auditor

5/23/2007 Page 1 of 3 2:00PM

Recorded at the request of:
First American Title
File Number: A91351

Statutory Warranty Deed

THE GRANTORS Eino Mike Johnson, Trustee of the Mary Jane Johnson QPRT Distribution Trust, as to an undivided one-half interest, and Mary Jane Johnson, an unmarried woman, 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 Vee Marlin Sevy and Elizabeth Eileen Sevy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A91351E-1

Abbreviated Legal:

Lot 20 and ptn. Lot 19, "DEWEY BEACH ADDITION"

Tax Parcel Number(s): P65000, 3900-000-020-0001

Lot 20 and that portion of Lot 19, "DEWEY BEACH ADDITION", as per plat recorded in Volume 6 of Plats, page 17, records of Skagit County, Washington, described as follows:

Beginning at the most Westerly corner of said Lot 19; thence Northerly along the Westerly line of said lot to intersect with a line that is parallel with and 17 feet Northerly (measured perpendicularly) of the Southwesterly line of said lot; thence Southeasterly parallel with the Southwesterly line of said lot to its Southeasterly line; thence along said Southeasterly line to the most Southerly corner of said lot; thence Northwesterly on the Southwesterly line of said lot to the point of beginning.

TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, situate in front of, adjacent to and abutting upon said tract.

ALSO TOGETHER WITH a non-exclusive, non-public easement for ingress and egress and non-vehicular access to septic tanks and drainage fields and to the beach and tidelands, over, along, under and across the Northerly 5 feet of Lot 21, "DEWEY BEACH ADDITION", as reserved by document recorded as Auditor's File No. 8307150051.

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

Dated May 4, 2007

Mary Jane Johnson QPRT Distribution Trust

By: Eino Mike Johnson, Trustee

Mary Jane Johnson

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Eino Mike Johnson
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Trustee
of Mary Jane Johnson QPRT Distribution Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 5-21-07

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

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mary Jane Johnson, 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: 5-21-07

Wicki L Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-09

2430
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 23 2007

Amount Paid \$ 23,145.00
By mem Skagit Co. Treasurer Deputy



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EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 148586 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

From: Fred Henricksen, et ux
Recorded: January 16, 1948 and January 24, 1948
Auditor's Nos.: 413433 and 413735
As Follows:

"This property is not to be used for commercial purposes..."

"No building shall be erected within 35 feet of Bank Line Traverse, as shown on plat, EXCEPTING buildings shall be permitted on beach, PROVIDING, however, the total height of building or buildings may not be more than 15 feet above extreme high water mark."

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Nicholas J. Adamo, et ux
Dated: July 15, 1983
Recorded: July 15, 1983
Auditor's No.: 8307150051
As Follows:

"...reservation by the grantors of a non-exclusive, non-public easement for ingress, egress and non-vehicular access to septic tanks and drainage fields and to the beach and tidelands, over, along, under and across the Southerly 5 feet of Lot 20, "DEWEY BEACH ADDITION", which easement shall run with and be appurtenant to Lot 21, "DEWEY BEACH ADDITION".



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