Skagit County Auditor

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AFTER RECORDING MAIL TO:

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

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

File No: 4271-1018436 (JMC)

Date: May 29, 2007

Grantor(s): The Wilma V. Morgan Trust

Grantee(s): Dana Johnson and Diana Johnson

Abbreviated Legal: Tract A Short Plat No. 1-75, Ptn. Tract A, "MORGAN'S TRACTS" and

Ptn. Lots 2-4, "PLAT OF STERLING VIEW DIV. NO. 1"

Additional Legal on page:

Assessor's Tax Parcel No(s): PUTU28

THE GRANTOR(S) Wilma V. Morgan, trustee of The Wilma V. Morgan Trust, dated February 27, 2006, 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 "A" of Revised Skagit County Short Plat No. 1-75, approved May 6, 1977 and recorded July 7, 1977 as 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 those portions of Lots 2, 3 and 4 of the "PLATS OF STERLING VIEW DIV. NO. 1", as per plat recorded in Volume 14 of Plats, page 182 records of Skagit County, Washington, lying both within Parcels "B", "C" and "D" of that certain boundary line adjustment deed approved and recorded as Auditor's File No. 9202060015 and between the Northerly extensions of both the Easterly and Westerly lines of said Tract "A".

ALSO TOGETHER WITH an additional portion of said Lot 4 described as follows:

## Statutory Warranty Deed - continued

File No.: **4271-1018436 (JMC)**Date: **05/29/2007** 

Beginning at the Southwest corner of Parcel "D" conveyed to Jordan P. Morgan and Wilma V. Morgan by deed recorded February 6, 1992 as Auditor's File No. 9202060015; thence North 01 49'09" East, a distance of 6.20 feet to the Northwest corner of said Morgan parcel; thence North 88 10'51" West a distance of 5 feet; thence South to a point on the South line of said Lot 4 that is 5 feet West of the point of beginning; thence East along said South line to the point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for access as delineated on the face of said Short Plat No. 1-75.

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.

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Wilma V. Morgan, Trustee

JUN 0 1 2007

Amount Paid \$ 44.00,00
Skagit Co. Treasurer
By No. 40000

STATE OF

Washington

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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:

6/1/07

James M. Condannon

Notary Public in and for the State of Washington

Residing at: Bellingham

My appointment expires: 08/03/2009

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