

When recorded return to:

Mr. Shannon Harding
11907 - 78th Ave NW
Marysville, WA 98271



200706290149
Skagit County Auditor

6/29/2007 Page 1 of 2 12:09PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 126371-PE

Grantor: Greg R. John and Merriann Kane-John
Grantee: Shannon J. Harding

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR GREG R. JOHN and MERRIANN KANE-JOHN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shannon J. Harding, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 16 & W 20' Lot 17, Blk 14, Amended Plat Of Burl.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4076-014-017-0000, P124842

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. 126371-PE.

Dated

Greg R. John

Merriann Kane-John

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Greg R. John and Merriann Kane-John
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2007

Amount Paid \$ 11,357.80
Skagit Co. Treasurer
By PC Deputy

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/2008

EXHIBIT A

Lot 16 and the West 20 feet of Lot 17, Block 14, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, EXCEPT the South 4 feet thereof, AND EXCEPT that portion thereof lying within the boundaries of the Burlington-Sedro-Woolley Highway.

TOGETHER WITH AND SUBJECT TO Right of Way and Easement in favor of the City of Burlington, as disclosed by instrument recorded September 6, 1939, under Auditor's File No. 316705; Easement for drainage dated August 24, 1994, recorded August 30, 1994, under Auditor's File No. 9408300036.

Situate in the City of Burlington, County of Skagit, State of Washington.



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