



200707050095

Skagit County Auditor

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When recorded return to:

Jonathan Shaffer
22890 Buchanan Street
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 91887

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

91887E-1

THE GRANTORS Kyle Bohannon and Jennifer Bohannon, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jonathan Shaffer, unmarried** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON"

For Full Legal See Attached Exhibit "A"

Subject to easements, restrictions or other conditions hereto attached as Exhibit B

Tax Parcel Number(s): P62182, 3864-003-002-0001

Dated 7/2/07

Kyle D Bohannon
Kyle Bohannon

Jennifer Bohannon
Jennifer Bohannon

STATE OF COLORADO }
SS:

I certify that I know or have satisfactory evidence that Kyle Bohannon and Jennifer Bohannon, 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: 7-2-07

Marian C. Dressell

Notary Public in and for the State of COLORADO
Residing at 340 E. 6TH ST WASENBURG, CO 81089
My appointment expires: 6-14-08



3190
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 5 2007

Amount Paid \$ 4259.20
Skagit Co. Treasurer
By [Signature] Deputy

EXHIBIT A

Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, EXCEPT the following described tracts:

1. The West 2.43 feet of Lot 2, Block 3, said property to aggregate with Lot 1, Block 3, both of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.
2. The East 1 foot of the West 3.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.
3. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet; thence South 00°02'20" East, a distance of 3.00 feet; thence South 15°52'34" East, a distance of 7.29 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2; thence South 89°33'49" West, a distance of 1.00 foot to the East line of the West 2.43 feet of said Lot 2; thence North 00°02'20" West along said East line a distance of 10.00 feet to the point of beginning.
4. The East 1 foot of the West 4.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.
5. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet to the point of beginning of this description; thence continuing North 89°33'49" East, a distance of 3.00 feet; thence South 00°02'20" East, a distance of 3.00 feet; thence South 28°30'13" West, a distance of 8.37 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2; thence North 72°20'14" West, a distance of 1.05 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2; thence North 15°52'34" East, a distance of 7.29 feet; thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.
6. The East 1 foot of the West 5.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.33 feet thereof.



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: James F. Friedrichs, a single man
Dated: February 28, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060038
Purpose: Construction, maintenance and operation of water line
Area Affected: The East 15.00 feet of the West 17.43 feet of said Lot 2

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Leonard W. Halverson and Jeanne Halverson, husband and wife
Dated: February 28, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060039
Purpose: Construction, maintenance and operation of a water line
Area Affected: The East 15.00 feet of the West 17.43 feet of said Lot 2

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:


Grantee: James F. Friedrichs, a single man
Dated: February 28, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060040
Purpose: Construction, maintenance and operation of a water line
Area Affected: The East 15.00 feet of the West 17.43 feet of said Lot 2

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 17, 1996
Auditor's No.: 9607170136

Said matters include but are not limited to the following:

1. Water line easement along West boundary.
2. Driveway location along East boundary.


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