



200707160168  
Skagit County Auditor

7/16/2007 Page 1 of 2 1:31PM

When recorded return to:

Mike Johnson, Managing Member  
909 26th Street  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A92113

## Statutory Warranty Deed

THE GRANTOR Richard F. Hill and Judy A. Hill, as trustees of the 'Richard F. Hill Family Trust' dated April 14, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MTJ, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.

Abbreviated Legal:

Section 19, Township 35, Range 2; Ptn. Gov. Lot 2 (aka Lot B Survey)

A92113E

Tax Parcel Number(s): P32936, 350219-0-027-0013

Lot B of Boundary Line Adjustment Survey, as recorded March 3, 2005 under Auditor's File No. 200503030091 records of Skagit County, Washington, being a portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M.,

TOGETHER WITH a non-exclusive easement for the purposes of road way and utilities over a 13 foot wide strip of land, all as reserved in document recorded under Auditor's File No. 8912290112, records of Skagit County, Washington.

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

Dated July 6, 2007

Richard F. Hill Family Trust

By: Richard F. Hill, Trustee

By: Judy A. Hill, Trustee

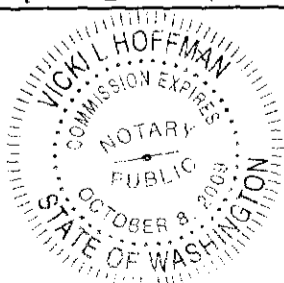
JUL 16 2007

Amount Paid \$ 12000.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard F. Hill and Judy A. Hill is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Trustees of Richard F. Hill Family Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-13-07



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

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Co.  
Dated: May 6, 1981  
Recorded: May 19, 1981  
Auditor's No.: 8105190024  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

**Location:**

South 2 ½ feet of the East approximate 60 feet as measured along the South line of the above described property.

**B.** Any question which may arise regarding rights of third parties to use portions of the subject property as access to adjoining properties and rights of third parties to use portions of the subject property for parking, as disclosed by inspection of the subject property.

**C.** Any question which may arise regarding access rights from Commercial Avenue over adjoining property to the North which provides access to parking area on the subject property.

**D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: ANA-94-002  
Recorded: December 8, 1994  
Auditor's No.: 9412080088

**E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: TMS Johnson, LLC, a Washington limited liability company  
And: Richard F. Hill and Judy A. Hill as Trustees of "The Richard F. Hill Family Trust"  
Dated: September 28, 2004  
Recorded: May 16, 2005  
Auditor's No.: 200505160229  
Regarding: Boundary adjustment, fencing and access

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200503030090.



200707160168

Skagit County Auditor

7/16/2007 Page

2 of

2 1:31PM