



200708310101

Skagit County Auditor

When recorded return to:

8/31/2007 Page

1 of

2 9:50AM

Mr. and Mrs. Martin A. Galvan
1707 South 7th Street
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 92431

Statutory Warranty Deed

THE GRANTORS Todd Johns and Melissa Johns, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Martin Galvan and Florinda Galvan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:
Lot 2, "PLAT OF CHANG-GRI-LA"

92431E-1


Tax Parcel Number(s): P116422, 4748-000-002-0000

Lot 2, "PLAT OF CHANG-GRI-LA", as per plat recorded February 28, 2000, under Auditor's File No. 200002280092, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated

8-29-07


Todd Johns


Melissa Johns

4161
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2007

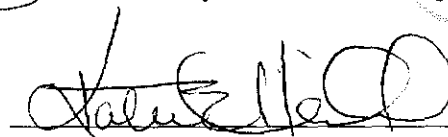
Amount Paid \$ 4232.50
By m am Skagit Co. Treasurer Deputy

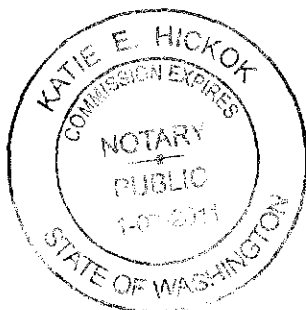
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Todd Johns and Melissa Johns, 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:

8-29-07





Notary Public in and for the State of
Residing at Mount Vernon
My appointment expires: 1-7-11

Washington

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway as recorded under Auditor's File Nos. 497724 and 559551, records of Skagit County, Washington.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: July 26, 1977
Recorded: September 15, 1977
Auditor's No.: 864770
Purpose: Right to lay, maintain, operate relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary, to erect, maintain, operate and remove said lines with right of ingress and egress to and from the same
Area Affected: Portion of the subject property

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Short Plat No.: Chang-Gri-La
Recorded: February 28, 2000
Auditor's No.: 200002280092

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets, avenues, ways, boulevards, drives, places, circles, courts, lanes, and loops shown hereon. Tract A (detention pond) as shown on the face of this plat is hereby dedicated to the City of Mount Vernon.



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