

When recorded return to:

Mr. and Mrs. Larry D. Smith
38003 State Route 20
Concrete, WA 98237

Recorded at the request of:
Guardian NW Title & Escrow
File Number: B92307



200710050138
Skagit County Auditor

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Statutory Warranty Deed

B91307E-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Randy L. Johnson, as his separate estate, Luella D. Johnson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry D. Smith and Dolores M. Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 16, Township 35, Range 7; Ptn. NW NW

Tax Parcel Number(s): P42758, 350716-0-006-0008

That portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at a point on the West line of said Northwest ¼ of the Northwest ¼, 350 feet South of the Northwest corner of said Northwest ¼ of the Northwest ¼; thence South along the West line of said Northwest ¼ of the Northwest ¼ 224 feet, more or less, to the Northerly line of the Great Northern Railway right-of-way; thence Easterly along the Northerly line of said railway right-of-way a distance of 214 feet; thence North 186 feet; thence West 210.5 feet to the point of beginning.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the attached Schedule B-1 and by this reference made a part hereof.

TOGETHER WITH a 1982 Mobile Home, Make-Supre, 48x28, VIN#AB7SC1666OR, License Plate No. %49658.

Dated 9-24-2007

Randy L. Johnson
Randy L. Johnson, as his separate estate

Luella D. Johnson by

Lynette Taylor, P.O.A.
Luella D. Johnson by Lynette Taylor her attorney in fact pursuant to Power of Attorney recorded as Auditors File No. 200708030147

Luella D. Johnson by Randy L. Johnson, as her att. in fact

Luella D. Johnson by Randy L. Johnson her attorney in fact pursuant to Power of Attorney records as Auditors File No. 2007010050137

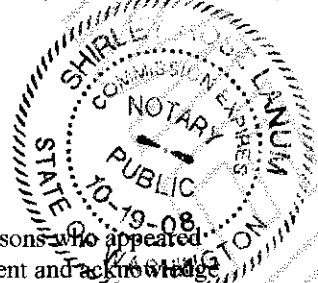
20

STATE OF Washington
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Randy L. Johnson, 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: 9-24-07

Shirley Rose Spurr
Notary Public in and for the State of Washington



STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 20th day of October, 2007, before me personally appeared Synette Taylor to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Edward D. Johnson and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Sandra D. Olson
Notary Public in and for the State of Washington,
residing at Burlington wa

My appointment expires 2-20-2011

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____



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Skagit County Auditor

Residing at Burlington
My appointment expires: 10-19-2008

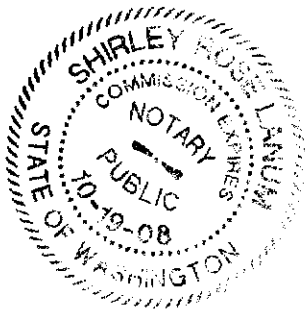
ACKNOWLEDGEMENT-Attorney in Fact

STATE OF WASHINGTON }
County of Skagit } ss

On this 24th day of September, 2007 before me personally
appeared Randy L. JOHNSON

to me known to be the individual who executed the foregoing instrument as Attorney in Fact for
LUELLA D JOHNSON and acknowledged that he/she signed the same
as her/his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes
therein mentioned, and on oath stated the the Power of Attorney authorizing the execution of this instrument has
not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Shirley Rose Harum
Notary Public in and for the State of Washington
Residing at: Burlington

My Appointment
Expires: 10-19-2008

ACKNOWLEDGEMENT-Attorney in Fact

STATE OF WASHINGTON }
County of _____ } ss

On this _____ day of _____, 20____, before me personally
appeared _____

to me known to be the individual who executed the foregoing instrument as Attorney in Fact for
_____ and acknowledged that he/she signed the same
as her/his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes
therein mentioned, and on oath stated the the Power of Attorney authorizing the execution of this instrument has
not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.

4745
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 05 2007

Amount Paid \$ 3030.11
By M & M Skagit Co. Treasurer Deputy

Notary Public in and for the State of Washington
Residing at: _____

My Appointment
Expires: _____



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Order No: B91307

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 2, 1926
Recorded: March 13, 1926
Auditor's No.: 192344 Vol. 139 of Deeds, page 189
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 100976, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

C. RESERVATION CONTAINED IN DEED

Executed by: George J. Theodoratus and Lois M. Theodoratus, husband and wife
Recorded: January 20, 1967
Auditor's No.: 693666
As Follows:

Part of the consideration for said deed is the provisions that in the event the grantees, their heirs or assigns should determine to relocate any line fences between the aforescribed real estate and adjoining real estate owned by the grantors the cost of relocating said line fences shall be borne by the grantees, their heirs or assigns without cost or liability to the grantors, their heirs or assigns. This provision shall not apply to the repair and maintenance of existing fences.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200311120013
Document Title: Title Notification
Regarding: Land use



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