

Skagit County Auditor

200712070015



When recorded return to:

Keith Johnson

18870 Quail Drive

Mount Vernon, WA 98274

Recorded at the request of:

First American Title

File Number 92774

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jack A. Drake and Betty L. Drake, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith Johnson and Allison Johnson, Husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 35, Range 5; P1m. SE SW

Tax Parcel Number(s): P38652, 350507-3-005-0105

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 35 North, Range 5 East, W.M., lying Easterly of the Easterly line of the right-of-way of the United States of America, as conveyed by instrument recorded May 15, 1946, under Auditor's File No. 391878, and lying Easterly and Northerly of the County road known as the Fruitdale Road, EXCEPTING therefrom road and railway rights-of-way, if any.

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

Dated 11/28/2007

Jack A. Drake

Betty L. Drake

5348  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 07 2007

Amount Paid \$ 2408.00  
By M. M. Deputy  
Skagit Co. Treasurer

STATE OF Montana  
COUNTY OF Lincoln

I certify that I know or have satisfactory evidence that Jack A. Drake and Betty L. Drake, 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: 11/30/07

M. Christiansen-Stephens  
Notary Public in and for the State of Montana  
Residing at Libby  
My appointment expires: Jun. 1, 2011

M. Christiansen-Stephens  
NOTARY PUBLIC for the State of Montana  
Residing at LIBBY, MONTANA  
My Commission expires Jun. 1, 2011

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America  
Recorded: June 18, 1983  
Auditor's No.: 637353  
Purpose: Transmission line and access road  
Area Affected: Portion of the subject property

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY  
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 11, 2007  
Auditor's No.: 200706110210



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