

When recorded return to:

Mr. and Mrs. Leif P. Johnson  
2315 Crosby Drive  
Mount Vernon, WA 98273



200803140080  
Skagit County Auditor

3/14/2008 Page 1 of 3 12:13PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 128943-PE

Grantor: Donna Helen Loughran  
Grantee: Leif P. Johnson and Colleen M. Johnson

LAND TITLE OF SKAGIT COUNTY

128943-PE

### Statutory Warranty Deed

THE GRANTOR DONNA HELEN LOUGHRAN, formerly DONNA HELEN WILLIS, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LEIF P. JOHNSON and COLLEEN M. JOHNSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn. Lot 17, Cedar Hills No. 3. & Ptn SW 1/4 SW 1/4, 28-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3880-000-017-0000, P64348, 340428-3-009-0100, P110364

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 128943-PE.

Tax Parcel Number(s): 3880-000-017-0000, P64348, 340428-3-009-0100, P110364

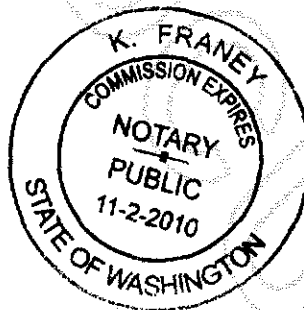
791  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated March 10, 2008

MAR 14 2008

Donna Helen Loughran

Amount Paid \$ 5968.00  
By Mam Deputy  
Skagit Co. Treasurer



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donna Helen Loughran the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be her she free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-13-08

Kaydeen Franey  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 11/02/2010

## EXHIBIT A

### PARCEL "A":

Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of unopened Crosby Drive No. 7409 road right of way within the "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington, lying between Lots 17 and 18 and further described as follows:

Beginning at the Northwest corner of Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence North  $82^{\circ}37'00''$  East along the North line thereof, a distance of 102.41 feet to the Northeast corner of said Lot 17 and the true point of beginning;  
thence continue North  $82^{\circ}37'00''$  East a distance of 60.00 feet to the West line of Lot 18 of said plat;  
thence South  $7^{\circ}23'00''$  East along said West line a distance of 47.46 feet;  
thence along a curve to the left having a radius of 25.00 feet through a central angle of  $124^{\circ}30'00''$  an arc distance of 54.32 feet;  
thence South  $48^{\circ}07'00''$  West a distance of 86.00 feet;  
thence Westerly along a non-tangent curve concave to the South whose radius point bears South  $6^{\circ}18'23''$  West a distance of 45.00 feet through a central angle of  $36^{\circ}45'58''$  an arc distance of 28.87 feet to the Southeast corner of said Lot 17;  
thence North  $7^{\circ}23'00''$  West along the East line of said lot, a distance of 119.10 feet to the true point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence North  $82^{\circ}37'00''$  East along the North line thereof and said North line extended, a distance of 162.41 feet to a point on the West line of Lot 18 of said "PLAT OF CEDAR HILLS NO. 3";  
thence South  $7^{\circ}23'00''$  East along said West line a distance of 47.46 feet to the true point of beginning;  
thence along a curve to the left having a radius of 25.00 feet through a central angle of  $124^{\circ}30'00''$  an arc distance of 54.32 feet;  
thence South  $48^{\circ}07'00''$  West to a point of intersection with a line drawn South  $7^{\circ}23'00''$  East from the true point of beginning;  
thence North  $7^{\circ}23'00''$  West to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXCEPT from the above described Parcels "A" and "B", that portion conveyed to A.T. Dyste and S.H. Dyste, by instrument recorded January 11, 2007, under Skagit County Auditor's File No. 200701110055, for boundary adjustment purposes.



**Schedule "A-1"**

**DESCRIPTION CONTINUED:**

**PARCEL "C":**

That portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence North  $82^{\circ}37'00''$  East, along the Northerly line of said Lot 17 and its Easterly projection, a distance of 162.41 feet to the Westerly line of Lot 18 of said plat;  
thence North  $07^{\circ}23'00''$  West, along said Westerly line, a distance of 50.63 feet to the Northwest corner of said Lot 18;  
thence South  $65^{\circ}18'08''$  West, a distance of 170.12 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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3/14/2008 Page 3 of 3 12:13PM