

When recorded return to:

James L. & Mary M. Lam
14773 Avon Allen Road
Mount Vernon, WA 98273



200803310213

Skagit County Auditor

3/31/2008 Page 1 of 2 4:03PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 128917-PE

Grantor: Candace I. Johns
Grantee: James L. Lam and Mary M. Lam

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CANDACE I. JOHNS, a single woman, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES L. LAM and MARY M. LAM, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of SW 1/4, 13-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340313-3-009-0106, P21822

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. 128917-PE.

Tax Parcel Number(s): 340313-3-009-0106, P21822

Dated March 18, 2008

Candace I. Johns
Candace I. Johns

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
995
MAR 31 2008

Amount Paid \$ 11,761.90
By Skagit Co. Treasurer
mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 3/27/08
Anneliese Maria Farrell
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/2008

EXHIBIT A

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the North line of said subdivision and the East line of the Avon-Allen Road;

thence South along the East line of the Avon-Allen Road a distance of 151.5 feet;

thence East along the Southerly line of an existing East and West rail fence a distance of 235.0 feet to a point that is 145.8 feet, more or less, South of the North line of said subdivision;

thence continue in an Easterly direction a distance of 823.0 feet, more or less, to a point 2.0 feet West of an existing North and South fence and 165.0 feet South of the North line of said subdivision;

thence North along a line which is 2.0 feet West of and parallel to said existing North and South fence a distance of 165.0 feet to the North line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

thence West along the North line of said subdivision a distance of 1,058.0 feet, more or less, to the point of beginning. (Also known as Tract A of Short Plat No. 10-72, approved February 14, 1972.)

TOGETHER WITH a non-exclusive easement for utility and individual yard lighting requirements from an existing pole located approximately 2 feet South and 102 feet East of the Southwest corner of the premises above described.

Situate in the County of Skagit, State of Washington.



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