

When recorded return to:

P.O. Box 1017  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 88892



200807030086  
Skagit County Auditor

7/3/2008 Page 1 of 5 1:35PM

**Statutory Warranty Deed**

88892-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kermit Johnson and Doris K. Johnson, who also appears of record as Daris K. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit Land Trust, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 30, Township 35, Range 10; Ptn. W 1/2 - NE 1/4

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

The Grantors reserve the following described easement for the benefit of their property to the East, which property was acquired by deed recorded as Skagit County Auditor's File Number 9310180205 as per attached Exhibit "C"

Tax Parcel Number(s): 351030-1-001-0107, P96025, 351030-1-002-0007, P45673

Dated Jan 24, 2008

Kermit Johnson  
Kermit Johnson

Doris K. Johnson  
Doris K. Johnson

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kermit Johnson and Doris K. 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: 1-24-08

Cheryl A. Froehlich

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 1/07/2011



2992  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 03 2008

Amount Paid \$ 10,382.40  
By MF Skagit Co. Treasurer Deputy

## EXHIBIT A

### PARCEL "A":

That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 35 North, Range 10 East, W.M., lying Northerly of the old State Highway, now known as the Conrad Road, EXCEPT that portion, if any, lying within the boundary of State Highway 20 and EXCEPT the five following described tracts:

1. Beginning at a point 257.6 feet North of the center of said Section; thence North  $63^{\circ}30'$  East 60 feet for the true point of beginning; thence North  $63^{\circ}30'$  East 150 feet; thence North 300 feet; thence West to a point 60 feet East of the North and South center line of said Section; thence South to the point of beginning.
2. Beginning at a point 257.6 feet North of the center of Section 30, Township 35 North, Range 10 East, W.M.; thence North  $87^{\circ}30'$  East 210 feet to the true point of beginning of this description; thence North 300 feet; thence North  $87^{\circ}30'$  East 140 feet; thence South 300 feet; thence South  $87^{\circ}30'$  West 140 feet to the point of beginning.
3. Beginning at a point 257.6 feet North of the center of said Section; thence North  $87^{\circ}30'$  East 350 feet to the true point of beginning; thence North 300 feet; thence North  $87^{\circ}30'$  East 140 feet; thence South 300 feet; thence South  $87^{\circ}30'$  West to the true point of beginning.
4. Beginning at a point 257.6 feet North of the center of said Section; thence North  $87^{\circ}30'$  East 350 feet; thence North 300 feet; thence North  $87^{\circ}30'$  East 140 feet to the Northeast corner of that certain tract conveyed to Robert W. Pugh, et ux, by deed dated December 3, 1965, recorded December 6, 1965, under Auditor's File No. 675530, which point is the true point of beginning of this description; thence continue North  $87^{\circ}30'$  East a distance of 140 feet; thence South 300 feet; thence South  $87^{\circ}30'$  West a distance of 140 feet, more or less, to the Southeast corner of said Pugh Tract; thence North along the Easterly line of said Pugh Tract a distance of 300 feet to the true point of beginning.
5. That portion of said subdivision, if any, lying Northerly of both said Conrad Road and State Highway 20 and lying Southerly of the above described Tracts 1, 2, 3 and 4 and lying Westerly of the Southerly extension of the East line of the above described Tract 4.

### PARCEL "B":

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 35 North, Range 10 East, W.M..



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Exhibit B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Carl A. Wenrich, et ux  
And: Ed V. Presentin  
Dated: February 3, 1947  
Recorded: August 10, 1966  
Auditor's No.: 686654  
Regarding: Logging road  
Affects: Parcel "A"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert Pugh, et ux, et al  
Dated: February 11, 1966  
Recorded: October 26, 1966  
Auditor's No.: 690100  
Purpose: Waterline  
Area Affected: Parcel "A"

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN DEED

From: Scott Paper Company  
Recorded: July 7, 1989  
Auditor's No.: 8907070037  
As Follows:

Mineral reservation and road use reservation reference to the record is hereby made for the full particulars.

(Affects Parcel "B")

D. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN DEED

From: Crown Pacific, Ltd., an Oregon Corporation  
Recorded: December 20, 1990  
Auditor's No.: 9012200065  
As Follows:

Reserving unto Grantor, its successors and assigns, a perpetual, non-exclusive easement upon, over, under, through, across and along a right-of-way 50 feet in width for roadway and utility uses.

(Affects Parcel "B")



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Crown Pacific, Ltd., an Oregon Corporation  
Dated: December 5, 1990  
Recorded: December 20, 1990  
Auditor's No.: 9012200066  
Purpose: Construction, reconstruction, use and maintenance of a road for the purpose of providing ingress to and egress from lands now owned by Crown Pacific Ltd. for forest management purposes only  
Area Affected: That portion of the Southwest ¼ of the Northeast ¼ of Section 30, Township 35 North, Range 10 East, W.M., lying Northerly of the Old SR-20 (now Conrad Road)  
Affects: Parcel "A"

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Kermit Johnson, et ux  
Recorded: August 15, 2003  
Auditor's No.: 200308150206  
Regarding: Non-Forestry Use of Land  
Affects: Parcel "A"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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Exhibit C

A non-exclusive easement for ingress, egress and utilities over under and upon a strip of land, 30 feet in width, in that portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township, 35 North, Range 10 East, W.M., lying Northerly of the old State Highway, now known as the Conrad Road, the centerline of said easement being described as follows:

Beginning at the Northeast corner of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30; thence South  $00^{\circ}48'10''$  West 583.57 feet along the East line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, to the TRUE POINT OF BEGINNING of said centerline; thence South  $49^{\circ}03'22''$  West 39.63 feet; thence South  $35^{\circ}03'25''$  West 42.38 feet; thence South  $41^{\circ}11'23''$  West 195.79 feet to the Northerly margin of said Conrad Road and the terminus of said centerline,

NOTE: The sidelines of said 30 foot easement shall be extended or shortened to said East line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30 and to said Northerly margin of Conrad Road.

Situated in Skagit County, Washington

