



200809220089

Skagit County Auditor

9/22/2008 Page

1 of

2 1:44PM

AFTER RECORDING MAIL TO:

Jim King
7157 San Juan Hill Lane
Anacortes, WA 98221

STATUTORY WARRANTY DEAD

THE GRANTOR **DORIS L. JOHNSON**, for and in consideration of **forty-five thousand dollars** in hand paid, conveys and warrants to **James R. King III** the following described real estate, situated in the County of **SKAGIT**, State of Washington.

Abbreviated Legal: **PTN. BLOCK 12, "FIDALGO BAY TO ANACORTES"**
Complete Legal Description Attached Hereto as Page 2

Assessor's Property Tax Parcel Number: **P60688** (3841-012-034-0000)Dated this day 20th day of September, 2008

3077
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


SEP 22 2008


Doris L. Johnson

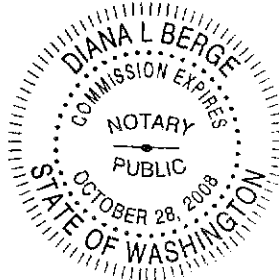
STATE OF WASHINGTON
COUNTY OF SKAGIT

} SS

By

Amount Paid \$ 2295.86
Skagit Co. Treasurer
Deputy


I certify that I know or have satisfactory evidence that **Doris L. Johnson** is the person that appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be of her free and voluntary act for uses and purposes mentioned in this instrument.

DATED: 9/22/08

Notary Public for State of Washington

Residing at Anacortes, WAMy appointment expires 10/28/2008

LEGAL DESCRIPTION

Lots 7 through 16, 27 through 34, Block 12, "PLAT OF FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats at page 24, records of Skagit County, Washington.

EXCEPT that 48 foot wide portion thereof conveyed to John L. Miller et ux by Deed recorded under Auditor's file No 9209280123.

TOGETHER with those portions of, streets vacated and abandoned by operation of law, Skagit County Superior Court cause No. 91-2-00133-5.

TOGETHER with a non-exclusive easement for ingress, egress and utilities over, across and under that certain 40 foot wide strip of land described in that certain Deed recorded August 17, 1989 under Auditor's File No. 8908170011.

TOGETHER with a non-exclusive easement for ingress, egress and utilities over, across and under that certain 48 foot wide strip of land described in that certain easement recorded November 3, 1977 under Auditor's File No. 867962.

TOGETHER with a non-exclusive easement for ingress, egress and utilities over, across and under those portions of the "PLAT OF FIDALGO BAY ADDITION TO ANACORTES":

- (a) Lots 11 and 12 of Block 13 lying Northeasterly of the easement recorded under Auditor's File No. 867962 TOGETHER WITH that portion of the South 1/2 vacated Minnesota Avenue that that has reverted thereto by operation of law.
- (b) That portion of the North 1/2 of vacated Minnesota Avenue that has reverted by operation of law to Lots 27 through 34, inclusive, Block 12 lying Easterly of the easement recorded under Auditor's File No. 867962.

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DATED: 9/21/2008



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