

When recorded return to:

Pedro Bazante
16653 Ovenell Road 2541 Francis Road
Burlington Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96040



200901280168
Skagit County Auditor

1/28/2009 Page 1 of 6 3:22PM

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed 96040

THE GRANTORS Bruce D. Johnson and Shauna Johnson, husband and wife, Mabel Lian, as her separate estate and as Trustee of the Thomas E. Lian and Mable E. Lian Living Trust dated October 31st, 1988, doing business as J & H Properties for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Pedro Bazante and Marino Reyes, both single men each as their separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Tract 2, "J & H PROPERTIES"

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P83171, 4473-000-002-0008

239
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated 1-23-09

JAN 28 2009

J & H Properties

By: Bruce Johnson, Managing Member

By: Mabel Lian, Member

Shauna Johnson

Thomas E. Lian and Mabel E. Lian Living Trust

By: Mabel E. Lian, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bruce Johnson, individually and as POA for Shauna L. Johnson is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of J & H Properties to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-26-09

Valerie Ellicott

Notary Public in and for the State of WA
Residing at Mt Vernon

Appointment expires 1-7-11 LPB 10-05(i-1)
Page 1 of 2

Amount Paid \$ 4,864.40
By: Shauna L Johnson by POA
Deputy

By: Shauna Johnson, Member

Bruce D. Johnson

Mabel Lian

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Statutory Warranty Deed

THE GRANTORS Bruce D. Johnson and Shauna Johnson, husband and wife, Mabel Lian, as her separate estate and as Trustee of the Thomas E. Lian and Mabel E. Lian Living Trust dated October 31st, 1988, doing business as J & H Properties for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Pedro Bazante and Marino Reyes, both single men each as their separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Tract 2, "J & H PROPERTIES"

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P83171, 4473-000-002-0008

Dated 1-23-09

J & H Properties

[Signature]
By: Bruce Johnson, Managing Member

[Signature]
By: Mabel Lian, Member

[Signature]
Shauna Johnson P.O.A.

[Signature]
By: Shauna Johnson, Member

[Signature]
Bruce D. Johnson

[Signature]
Mabel Lian

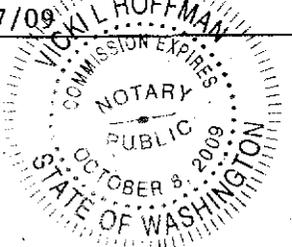
Thomas E. Lian and Mabel E. Lian Living Trust

[Signature]
By: Mabel E. Lian, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mabel E. Lian
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge that as the
Member of J & H Properties
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/27/09



[Signature]
Notary Public in and for the State of WA
Residing at ANACORTES
My appt. expires: 10-8-09

LPB 10-05(i-1)
Page 1 of 2



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Skagit County Auditor

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

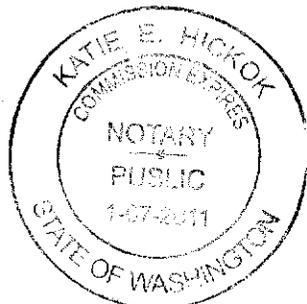
My appointment expires _____

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 20th day of January, 2009, before me personally appeared Bruce Johnson to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Shauna Johnson and acknowledged that he signed and sealed the same as her free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Katie E. Hickok

Notary Public in and for the State of Washington,
residing at MT Vernon

My appointment expires 1-7-11

This jurat is page _____ of _____ and is attached to _____



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Skagit County Auditor

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mabel E. Lian
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge that as the
Trustee of the Thomas E. Lian and Mabel E. Lian Living Trust
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/27/09

Vicki L Hoffman

Notary Public in and for the State of WA
Residing at ANACORTES
My appointment expires: 10-8-09



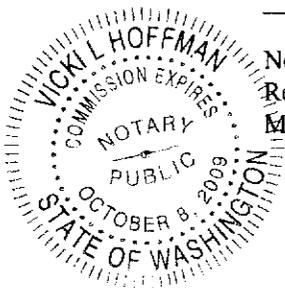
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mabel Lian , the person 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: 1/27/09

Vicki L Hoffman

Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-09



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Skagit County Auditor

EXHIBIT A

Tract 2, "J & H PROPERTIES", as per plat recorded in Volume 14 of Plats, Page 4, records of Skagit County, Washington.

TOGETHER WITH an easement for common driveway access as shown on the face of the plat.



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Skagit County Auditor

Exhibit B

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 10-76 (Revised)
Recorded: August 25, 1981
Auditor's No.: 8108250007

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Sewage Disposal – Individual septic system.
3. Water – P.U.D. No. 1.
4. Buyer should be aware that this subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: J. And H. Properties
Recorded: February 14, 1985
Auditor's No.: 8502140001

1. Access to Lots 1 and 2 shall be from a combined shared driveway.
2. Drainage easement over portion of Lot 3.



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Skagit County Auditor