

When recorded return to:

Grant M. Holmstrom
16315 Andal Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96465



200902250108

Skagit County Auditor

2/25/2009 Page

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2 2:08PM

Statutory Warranty Deed

96465-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Martha Johnston, who acquired title as Martha Andal, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Grant M. Holmstrom, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 34, Range 4; Ptn. SE NW (aka Lot 4, Short Plat No. PL07-0084)

Tax Parcel Number(s): P27889, 340426-2-005-0007

Lot 4 of Short Plat No. PL07-0084, approved November 28, 2007, recorded December 5, 2007 under Auditor's File No. 200712050064, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 34 North, Range 4 East, W.M..

SUBJECT TO: Exceptions attached hereto and made a part thereof

Dated 2/20/2009

Martha Johnston By Steve Andal
Martha Johnston
Attorney in Fact

500
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 25 2009

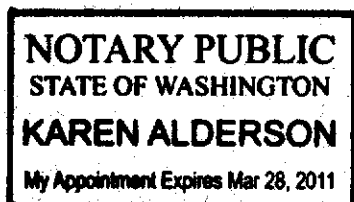
Amount Paid \$ 4,010.00
Skagit Co. Treasurer
By *AL* Deputy

ACKNOWLEDGEMENT-Attorney in Fact

STATE OF WASHINGTON }
County of Skagit } ss

On this 23rd day of February, 2009, before me personally appeared Steven C. Andal to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Martha Johnston and acknowledged that he signed the same 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therein mentioned, and on oath stated the the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

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



Karen Alderson
Karen Alderson
Notary Public in and for the State of
Washington
Residing at: Bellingham

My Appointment
Expires: 3-28-11

EXCEPTIONS:

A. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Day Lumber Company
Recorded: December 23, 1912
Auditor's No.: 94380
As Follows: "...upon the express condition made and reserved by said party of the first part that no saloon shall ever be located or established upon the lands herein described..."

Said provision does NOT appear in the fulfillment deed to said contract recorded October 26, 1927 as Auditor's File No. 208137. Therefore the Company is uncertain as to the intended affect of said reservation.

B. Lot Certification Including The Terms and Provisions Thereof As to Eligibility For Conveyance and Development As Set Fort Therein:

Executed by: Skagit County Planning & Development Services
Recorded: February 12, 2007
Auditor's No.: 200702120002

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

Short Plat No.: PL07-0084
Recorded: December 5, 2007
Auditor's No.: 200712050064

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 5, 2007
Auditor's No.: 200712050065

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: August 30, 2007
Recorded: December 5, 2007
Auditor's No.: 200712050067
Purpose: Protected Critical Area Easement
Area Affected: As shown on Short Plat



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Skagit County Auditor