



200909090076

Skagit County Auditor

When recorded return to:

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Charmaine M. LaFond  
7855 Fruitdale  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 98121

**Statutory Warranty Deed**

98121

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Keith Johnson, as his separate estate and the Heirs and Devisees of Alison R. Johnson, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Charmaine M. LaFond, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 7, Township 35, Range 5; Ptn. SE SW

Tax Parcel Number(s): P38652, 350507-3-005-0105

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 35 North, Range 5 East, W.M., lying Easterly of the Easterly line of the right-of-way of the United States of America, as conveyed by instrument recorded May 15, 1946, under Auditor's File No. 391878, and lying Easterly and Northerly of the County road known as the Fruitdale Road, EXCEPTING therefrom road and railway rights-of-way, if any.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 9/02/2009

*Keith Johnson*  
Keith Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2763  
SEP 09 2009

Amount Paid \$ 3120.00  
Skagit Co. Treasurer  
By *MDM* Deputy

Estate of Alison R. Johnson

*Keith Johnson*  
By: Keith Johnson, Personal Representative

*Moni B Butler* By *Keith Johnson P.O.A.*  
By: Moni B. Butler, Personal Representative

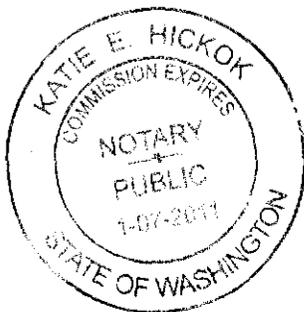
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith 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 Co-Personal Rep. of The Estate of Alison R. Johnson to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9.2.09

*Katie E. Hickok*

Notary Public in and for the State of WA  
Residing at MT Vernon  
My appointment expires: 1-7-11



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 2nd day of September, 19 2009, before me personally appeared Keith 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 Moni B. Butler as P.R. of the Estate of Alison R. Johnson and acknowledged that he signed and sealed the same as her free and voluntary act and deed for her 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.



\_\_\_\_\_  
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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Exhibit A

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: United States of America  
Recorded: June 18, 1983  
Auditor's No.: 637353  
Purpose: Transmission line and access road  
Area Affected: Portion of the subject property

**B. 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: June 11, 2007  
Auditor's No.: 200706110210

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

Recorded: December 13, 2007  
Auditor's No.: 200712130002  
Regarding: Protected Critical Area Site Plan

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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