



201005270041

Skagit County Auditor

When recorded return to:

Martin E. Johnson and Rhonda M. Johnson
22680 Buchanan St.
Mount Vernon, WA 98273

5/27/2010 Page 1 of 3 10:57AM

Recorded at the request of:
Guardian Northwest Title
File Number: 99689

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

99689-1

THE GRANTORS Avery N. Martin and Lisa H. Martin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Martin E. Johnson and Rhonda M. Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 7 and 8, Block 2, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON"

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P62177, 3864-002-008-0007

Dated

May 24, 2010

Avery N. Martin

Lisa H. Martin

1515
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 27 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1962.99
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Avery N. Martin and Lisa H. Martin, 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:

5-25-10

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

Washington

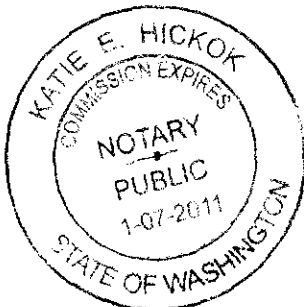


EXHIBIT A

That portion of Tract "A" as shown on a record of survey, in Volume 8 of Surveys, at page 78 and 79, under Skagit County Auditor's File No. 8810270058 and legally described as follows:

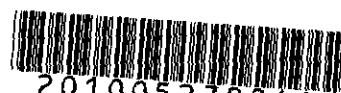
That portion of Lot 8, Block 2, and a portion of the adjacent vacated street on the West side of Block 2, of the plat of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the centerline of said vacated street and the West prolongation of the North line of said Lot 8; thence East along the North line of said Lot 8 to its intersection with the South prolongation of the East line of Lot 1 of said Block 2; thence South along said prolongation to the South line of Tract A as shown on survey filed in Volume 8 of Surveys at Pages 78 and 79; thence West along said South line to the Southwest corner of said Tract A; thence North along the West line of said Tract A to the point of beginning of this description.

TOGETHER WITH that portion of Lot 7, Block 2, of the plat of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", recorded in Volume 4 of Plats at Page 24, records of Skagit County, Washington described as follows:

Beginning at the intersection of the Westerly prolongation of the North line of Lot 7 and the centerline of a "vacated street" on the Westerly side of Lot 7 as appears on a Survey filed in Volume 8 of Surveys at page 78 and 79, records of Skagit County; thence Easterly along said North line of Lot 7 to its intersection with the Southerly prolongation of the North/South line between Lots 1 and 2, Block 2; thence South along said prolongation a distance of 168.27 feet, more or less, to the South line of said Lot 7; thence West along the South line of Lot 7 to the centerline of the previously described vacated street; thence North along said centerline to the point of beginning of this description.

TOGETHER WITH an easement for ingress, egress and utilities, over, under, and through that portion of the West 20 feet of Tract A of said survey lying North of the prolongation of the South line of Lot 1, Block 2, of said plat of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON".



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SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: October 27, 1988
Auditor's No.: 8810270058

Said matters include but are not limited to the following:

1. Location of Boundaries

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: August 8, 1995
Auditor's No.: 9508080075

C. RESERVATION CONTAINED IN DEED:

Executed by: David Warren Bergman and Diane Pauline
Bergman, husband and wife
Recorded: August 8, 1995
Auditor's No.: 9508080076
As Follows:

"...Said Parcels 1 and 2 to aggregate pursuant to a boundary line adjustment which is not for the purposes of creating an additional building lot."

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward Peebles and Susan L. Peebles
Dated: December 10, 1998
Recorded: December 14, 1998
Auditor's No.: 9812140073
Purpose: Easement over, under, and across portion of Tract "A",
portion of Lot 7 and 8, Block 2, "Bingham Acreage",
recorded in Volume 4 of Plats, page 24, records of Skagit
County, Washington.
Area Affected: Exact location(s) not disclosed in instrument

