

When recorded return to:

Mr. and Mrs. Jeff Hughes
20992 Hermway Heights Road
Mount Vernon, WA 98274



201012170090
Skagit County Auditor

12/17/2010 Page 1 of 2 11:23AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 138278-SE

Grantor: The Heirs and Devisees of Hubert C. Johnson, deceased
Grantee: Jeff Hughes and Janis Hughes

LAND TITLE OF SKAGIT COUNTY

138278-SE

SPECIAL WARRANTY DEED

(Not Statutory)

THE GRANTOR THE HEIRS AND DEVISEES OF HUBERT C. JOHNSON, deceased, King County Superior Court under Probate Cause No. 10-4-00841-9 SEA for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to JEFF HUGHES and JANIS HUGHES, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn S 1/2 SW 1/4 , 12-33-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330312-3-003-0005, P15782, 330312-3-004-0004, P15783

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 138278-SE.

Dated December 15, 2010

The Heirs and Devisees of Hubert C. Johnson,
deceased

Ryan E. Johnson, Executor
By: Ryan E. Johnson, Executor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3813

DEC 17 2010

Amount Paid \$ 8282.00
By mm Skagit Co. Treasurer
Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ryan E. Johnson
signed this instrument, on oath stated that he
authorized to execute the instrument and acknowledged it as the Executor
of Estate of Hubert C. Johnson, deceased to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: December 16, 2010



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2014

Schedule "A-1"

138278-SE

DESCRIPTION:

That portion of Lot 2, Short Plat No. 91-46, approved August 15, 1991, recorded August 27, 1991 in Book 10 of Short Plats, pages 6 and 7, under Auditor's File No. 9108270017, being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 33 North, Range 3 East, W.M., lying Westerly and Southerly of the centerline of Keekealla Slough, as said slough existed on November 17, 2005.

Together with that portion of Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 12, Township 33 North, Range 3 East, W.M., lying Westerly and Southerly of the centerline of Keekealla Slough, as said slough existed on November 17, 2005.

TOGETHER WITH the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 33 North, Range 3 East, W.M.

EXCEPT the County road commonly known as the Polson Road as the same is built and exists running along the South line of said Section.

AND EXCEPT ditch rights-of-way.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor