

After Recording Return To:

**Gary T. Jones
Jones & Smith
PO Box 1245
Mount Vernon, WA 98273**



201101130085

Skagit County Auditor

1/13/2011 Page 1 of 5 4:05PM

SPECIAL WARRANTY DEED

GRANTOR: VICTORIA A. JOHNSON, as her separate property

VICTORIA A. JOHNSON, as Co-Personal Representative of the Estate of ELLIOTT W. JOHNSON, Deceased Skagit County Superior Court Cause No. 10-4-00259-6

ANNA K. YOUNGBERG, as Co-Personal Representative of the Estate of ELLIOTT W. JOHNSON, Deceased Skagit County Superior Court Cause No. 10-4-00259-6

GRANTEE: A. ELLIOTT JOHNSON, as Trustee of "The A. Elliott Johnson Childrens Trust of December 1992"

Abbreviated Form: Parcel A: N 1/2 OF E 75 FT OF PTN NW 1/4, NE 1/4, BEG W HS LI SD SUB INT E R/W LI WINDSOR DR SD PT IS NW C LT 21 COLLEGE HTS ADD

Parcel B: S 1/2 OF E 75 FT OF PTN NW 1/4, NE 1/4, BEG W HS LI SD SUB INT E R/W LI WINDSOR DR SD PT IS NW C LT 21 COLLEGE HTS ADD

Additional on: Pages 4 & 5 (Exhibit A)

Assessor's Tax Parcel Nos: Parcel A: 340417-0-191-0006 (P25852)
Parcel B: 340417-0-191-0105 (P25853)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

100

JAN 13 2011

Amount Paid \$0
Skagit Co. Treasurer
By *MJM* Deputy

UNRECORDED

THE GRANTORS, VICTORIA A. JOHNSON, as her separate property, and VICTORIA A. JOHNSON and ANNA K. YOUNGBERG, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the Estate of ELLIOTT W. JOHNSON, Deceased, in Skagit County Cause No. 10-4-00259-6 (and not in their individual capacity), *for no monetary consideration and to correct a presumed title vesting inaccuracy as set forth in that certain litigation guarantee report issued by Stewart Title Guaranty Company dated August 3, 2010 under Order No. 137166-S*, hereby grant, bargain, convey and confirm to A. ELLIOTT JOHNSON, as Trustee of "The A. Elliott Johnson Childrens Trust of December 1992," dated December 15, 1992, as GRANTEE, any and all interests of VICTORIA A. JOHNSON and the Estate of ELLIOTT W. JOHNSON, as they may appear of record, in and to the real property situated in the County of Skagit, state of Washington, and legally described as follows:


Those certain tracts of land listed and described on Exhibit "A" attached and incorporated herein by reference as if fully set forth herein.

SUBJECT TO: Agreements, easements, restrictions, covenants and reservations of record.


The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED: January 4, 2011.

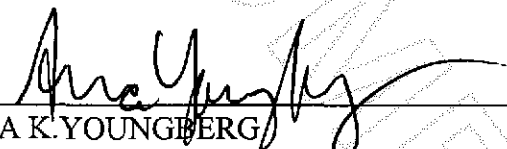
Estate of ELLIOTT W. JOHNSON, Deceased



VICTORIA A. JOHNSON,
as her separate property

By 

VICTORIA A. JOHNSON
Personal Representative

By 

ANNA K. YOUNGBERG
Personal Representative

Special Warranty Deed - 2 -

N:\JONES\Clients\Johnson, Elliott & Victoria\Elliott Probate\Special Warranty Deed, Percele A & B to Childrens Trust.doc

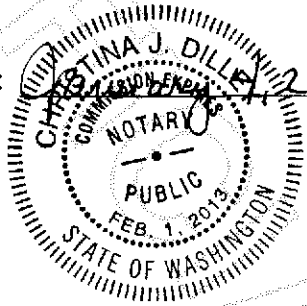


201101130085
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **VICTORIA A. JOHNSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 4, 2011

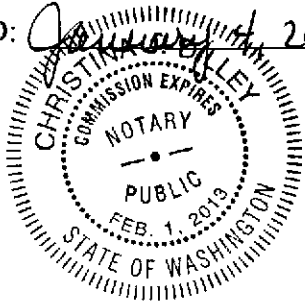


Christina J. Dilley
Notary Public
Print Name CHRISTINA J. DILLEY
My Commission Expires: 2-1-2013

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **VICTORIA A. JOHNSON** and **ANNA K. YOUNGBERG** are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of **ELLIOTT W. JOHNSON, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 4, 2011



Christina J. Dilley
Notary Public
Print Name CHRISTINA J. DILLEY
My Commission Expires: 2-1-2013



EXHIBIT "A"
(Legal Description)

Schedule "A-1"

Order No.: 137166-S
LG No.: LG-6305-27617

DESCRIPTION:

PARCEL "A":

The North ½ of the East 75 feet of that portion of the Northwest ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest ¼ of the Northeast ¼ of Section 17 intersects the East right of way line of Windsor Drive, and which point is the Northwest corner of Lot 21 of "College Heights Addition" and bears South 89°38'14" East a distance of 228.10 feet from the Southwest corner of said Northwest ¼ of the Northeast ¼;

thence North 16°56'36" West along the projection of Windsor Drive if extended Northerly a distance of 133.55 feet;

thence South 89°38'14" East a distance of 150.0 feet to the true point of beginning of the tract herein described;

thence South 0°21'46" West a distance of 127.50 feet to a point on the South line of the Northwest ¼ of the Northeast ¼;

thence South 89°38'14" East along said South line of the subdivision a distance of 125 feet;

thence North 0°21'46" East 127.50 feet;

thence North 89°38'14" West 125 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over that portion of the Northwest ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest ¼ of the Northeast ¼ of said Section 17, intersects the East right of way line of Windsor Drive which is the Northwest corner of Tract 21, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;

thence South 89°38'14" East along the North line of said "College Heights Addition," a distance of 235.27 feet;

thence North 0°21'46" East 127.50 feet to the true point of beginning;

thence continue North 0°21'46" East 60 feet;

thence North 89°28'14" West 125 feet;

thence South 0°21'46" West 60 feet;

thence South 89°38'14" East 125 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



EXHIBIT "A"
(Legal Description)

Schedule "A-1"

Order No.: 137166-S
LG No.: LG-6305-27617

DESCRIPTION CONTINUED:

PARCEL "B":

The South $\frac{1}{4}$ of the East 75 feet of that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17 intersects the East right of way line of Windsor Drive, and which point is the Northwest corner of Lot 21 of "College Heights Addition" and bears South $89^{\circ}38'14''$ East a distance of 228.10 feet from the Southwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence North $16^{\circ}56'36''$ West along the projection of Windsor Drive if extended Northerly a distance of 133.55 feet;

thence South $89^{\circ}38'14''$ East a distance of 150.00 feet, the true point of beginning of the tract herein described;

thence South $0^{\circ}21'46''$ West a distance of 127.50 feet to a point on the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence South $89^{\circ}38'14''$ East along said South line of subdivision, a distance of 125 feet;

thence North $0^{\circ}21'46''$ East 127.50 feet;

thence North $89^{\circ}38'14''$ West 125 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Special Warranty Deed - 5 -

N:\JONES\Clients\Johnson, Elliott & Victoria\Elliott Probate\Special Warranty Deed, Parcels A & B to Childrens Trust.doc



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