

When recorded return to:
Paul N. Hagman and Deborah R. Hagman
1220 Anderson Rd
Mount Vernon WA 98274



201204230166
Skagit County Auditor

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Recorded at the request of:

File Number: 103414

Statutory Warranty Deed

103414
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Keith S. Johnson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul N. Hagman and Deborah R. Hagman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 4, Township 33 North, Range 4 East; Ptn. W 1/2 SE

Tax Parcel Number(s): P16287, 330404-1-002-0058

The North 10 acres of that portion of the West 1/2 of the Southeast 1/4 of Section 4, Township 33 North, Range 4 East, W.M. lying Southerly of Lot 1 of Skagit County Short Plat No. 99-0007, approved September 15, 1999 and recorded September 15, 1999 as Auditor's File No. 199909150089 and lying Easterly of the Southeasterly line of the "PLAT OF CASCADE RIDGE COURT" as per plat recorded in Volume 16 of Plats, Pages 87, 88 and 89; the South line of said North 10 acres being measured parallel with the South line of said Section 4, and being more particularly defined as follows:

Beginning at the Southwest corner of said Lot 1 of Skagit County Short Plat No. 99-0007; thence S 84°26'50" E along the South line of said Lot 1, a distance of 637.63 feet to the Southeast corner thereof, being also a point on the East line of said West 1/2 of the Southeast 1/4 of said Section 4; thence S 2°39'45" E along the East line of said West 1/2, a distance of 510.29 feet, more or less, to the Southeast corner of this 10 acre parcel; thence N 88°47'31" W, along the South line of said North 10 acres and parallel with the South line of said Section 4, a distance of 995.20 feet, more or less, to a point on the Southeasterly line of said "Plat of Cascade Ridge Court"; thence Northerly and Easterly along the Southeasterly line of said "Plat of Cascade Ridge Court" on following courses and distances: N 31°26'52" E, 487.85 feet; S 88°52'31" E, 60.40 feet; N 2°41'32" W, 92.91 feet; and N 31°26'52" E, 49.99 feet, more or less to the Point of Beginning.

All situate in the County of Skagit, State of Washington.

"The above described property will be combined or aggregated with contiguous property to the North owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Joe Roeder 4/19/2012
of the Skagit County Planning Department."

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 "A" attached hereto

Dated 4/13/2012

Keith S. Johnson
Keith S. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121087

APR 23 2012

Amount Paid \$895.⁰⁰
Skagit Co. Treasurer
By MAM Deputy

Exhibit "A"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: J.M. Sherrill and Nina V. Sherrill
Recorded: July 18, 1944
Auditor's No.: 373093
For: Easement for right-of-way
Affects: An undisclosed portion of the subject property
and other property

The Company cannot determine the width, location nor property benefitted by said easement.

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 26, 2009
Auditor's No.: 200908260070
Executed By: Keith S. Johnson, et al



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STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Keith S. Johnson

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of April 2012

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2015

Karen Alderson
Notary Public in and for the State of Washington,
residing at Bellingham
My appointment expires 3-28-15

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

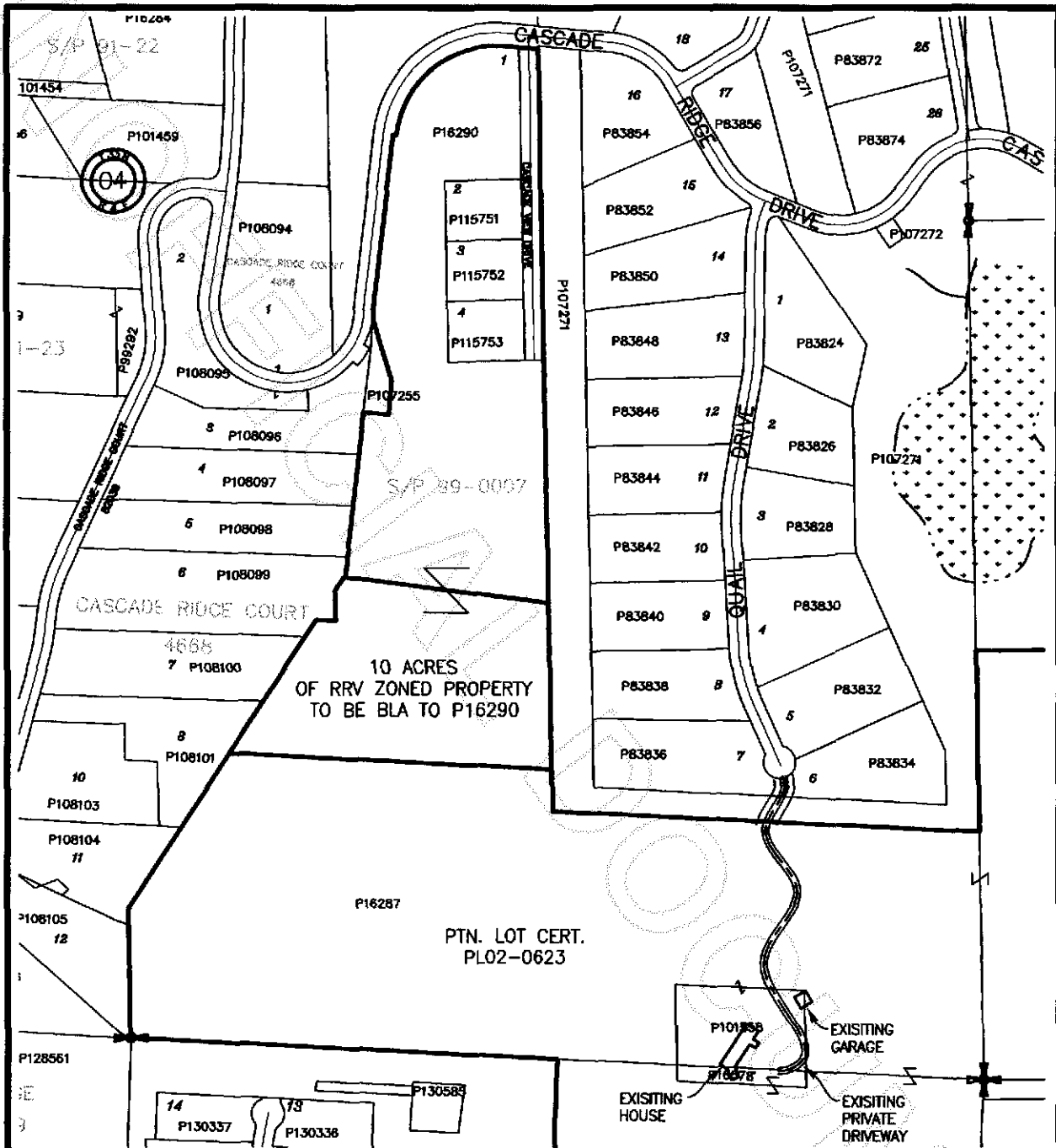
Witness my hand and official seal hereto affixed the day and year first above written.



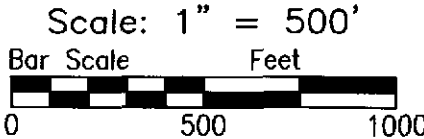
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Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____



PLAN



PREPARED BY:
 LEGRO & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 1321 SOUTH 2ND STREET
 MOUNT VERNON, WA 98273
 PHONE: (360) 36-3220



**PROPOSED BOUNDARY LINE
 ADJUSTMENT BETWEEN KEITH
 JOHNSON & PAUL HAGMAN
 SEC. 4, T. 33 N., R. 4 E.W.M.
 SKAGIT COUNTY, WASHINGTON**



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