



201211090142

Skagit County Auditor

11/9/2012 Page 1 of 3 4:00PM

When recorded return to:  
 Daan van Alderwerelt and Simone van Anrooy Spiess Trust  
 3107 Oakes Avenue  
 Anacortes, WA 98221

Recorded at the request of:

File Number: A104736

**Statutory Warranty Deed**A104736  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Shaun Johnson and Sundee Johnson, husband and wife, as to an undivided 1/2 interest; and TMS Johnson LLC, a Washington Limited Liability Company, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daan van Alderwerelt and Simone van Anrooy Spiess, Trustees of the Daan van Alderwerelt and Simone van Anrooy Spiess Trust dated January 29, 1997 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 6, 7 and Ptn. of Lot 8, Block 602, Northern Pacific Addn. to Anacortes

Tax Parcel Number(s): P127835, 3809-602-008-0000

Lots 6, 7 and the East half of Lot 8, Block 602, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

(Also known as Lot A of a survey recorded under Auditor's File No. 200801150094, records of Skagit County, Washington.)

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 per Exhibit "A" attached hereto

Dated 11/06/2012

TMS Johnson, LLC

By: E. Mike Johnson, Managing Member

Sundee Johnson

Shaun Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX2012 3605  
NOV 09 2012Amount Paid \$1340.00  
By Skagit Co. Treasurer  
mG Deputy

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that E. Mike Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of TMS Johnson, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-8-12SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX2012 3605  
NOV 09 2012Amount Paid \$1340.00  
By Skagit Co. Treasurer  
mG Deputy

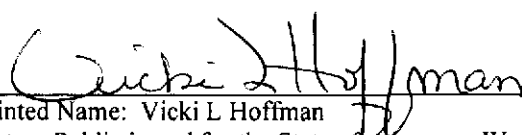
Vicki L Hoffman

Notary Public in and for the State of WashingtonResiding at Anacortes, WashingtonMy appointment expires: 10/08/2013

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shaun Johnson and Sundee Johnson, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-8-12

  
Printed Name: Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2013



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LPB 10-05(i-l)  
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**EXCEPTIONS:**

**EXHIBIT A**

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

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership, by  
Great Western Investment Co. Inc., General Partner, by  
Albert Balch, President

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

Name: Survey  
Recorded: January 16, 2004  
Auditor's No.: 200401160070

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

Name: Survey  
Recorded: December 18, 2007  
Auditor's No.: 200712180062

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

Name: Survey  
Recorded: January 15, 2008  
Auditor's No.: 200801150094



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Dated 11/06/2012

TMS Johnson, LLC

By: E. Mike Johnson, Managing Member

Sundee Johnson

Shaun Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX20123605  
NOV 09 2012Amount Paid \$1340.00  
By Skagit Co. Treasurer  
MG Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

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