



199912080112

Kathy Hill, Skagit County Auditor  
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AFTER RECORDING MAIL TO:  
Grant Johnson  
16758 Chilberg Ave  
Laconner, WA 98257

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-91721-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Joyce Ekblad  
Grantee(s): Grant Johnson  
Abbreviated Legal: a ptn of Gov. Lot 4 & W 1/2 of NE 1/4 of SW 1/4, 27-34-2 E  
W.M. and Lots 49 & 55, Snee-Oosh  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4016-000-055-0008/P69672, 340227-0-025-0008/P20771

**THE GRANTOR JOYCE EKBLAD**, as her separate property  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to GRANT JOHNSON, a single man  
the following described real estate, situated in the County of Skagit , State of Washington:  
See Attached Exhibit A

32805  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

DEC 8 1999

See Attached Exhibit B  
Dated this 3rd day of December, 1999

Amount Paid \$2,218.50  
Skagit County Treasurer  
By: DC Deputy

By Joyce Ekblad  
Joyce Ekblad

By \_\_\_\_\_

By \_\_\_\_\_

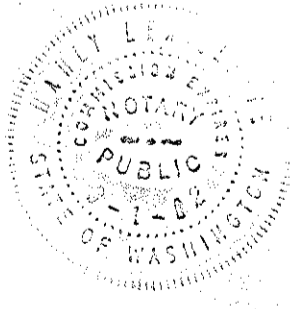
By \_\_\_\_\_

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Joyce Ekblad  
\_\_\_\_\_ is the person \_\_\_\_\_ who appeared before me, and said  
person \_\_\_\_\_ acknowledged that she signed this instrument and acknowledged it to be she free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 3, 1999

Nancy Lea Cleave  
Nancy Lea Cleave  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9/01/2002



## Exhibit A

### DESCRIPTION:

#### PARCEL "A":

That portion of Government Lot 4, and that portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , all in Section 27, Township 34 North, Range 2 East, W.M.,

TOGETHER WITH those portions of Lots 49 and 55, in the Plat of Snee-Oosh, as recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , of said Section 27;  
thence North 87 degrees 13'25" West, along the South line thereof, a distance of 178.58 feet to a point on the North line of Government Lot 4 that is 36 feet Easterly of a point of intersection with the Northerly projection of the lot line between Lots 49 and 55 and the true point of beginning;  
thence North 68 degrees 48'37" West, 97.99 feet;  
thence South 34 degrees 30'54" West, 15.00 feet;  
thence South 20 degrees 24'35" West, 111.66 feet;  
thence South 77 degrees 19'59" West, 37.59 feet to the Easterly right-of-way line of Chilberg Avenue, as shown on said Plat of Snee-Oosh;  
thence South 34 degrees 30'34" East, along said right-of-way, a distance of 3.14 feet to the Southwest corner of said Lot 55;  
thence South 85 degrees 11'34" East, 129.36 feet to the Southeast corner of said Lot 55;  
thence South 85 degrees 11'34" East, along the South line of Lot 49, a distance of 25.00 feet;  
thence North 10 degrees 41'01" East, 107.22 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities, across that certain parcel, as described under document recorded in Skagit County, under Auditor's File No. 9905030118.

TOGETHER WITH an easement for utilities and the maintenance thereof, over under and across the existing services as they exist in July of 1999 serving the above described parcel, from the county road known as Chilberg Avenue, across the following described parcel:

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and that portion of Government Lot 4, all in Section 27, Township 34 North, Range 2 East, W.M.,

TOGETHER WITH that portion of Lots 55 and 56 in the Plat of Snee-Oosh, Skagit County, Washington, as per Plat recorded in Volume 4 of Plats, page 50, described as follows:

Commencing at the Southeast corner of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 27;  
thence North 87 degrees 13'25" West, along the South line thereof, 145.00 feet;  
thence North 12 degrees 20'35" East, 135.90 feet;  
thence North 49 degrees 44'25" West, 66.05 feet;  
thence South 50 degrees 15'35" West, 75.32 feet to the true point of beginning;  
thence continue South 50 degrees 15'35" West, 60.03 feet;  
thence North 87 degrees 13'25" West, 81.60 feet;  
thence South 30 degrees 20'05" West, 92.03 feet to the North line of said Lot 56;  
thence South 85 degrees 11'34" East, along said line, 0.92 feet to a point which lies 79 feet East of the Northwest corner of said Lot 56;  
thence South 32 degrees 04'56" West, 40.69 feet to the Northeasterly right-of-way line of Chilberg Avenue, as shown on said Plat of Snee-Oosh;  
thence South 54 degrees 15'34" East, along said right-of-way, 46.25 feet;  
thence South 34 degrees 30'34" East, along said right-of-way, 48.64 feet to a point which lies Northwesterly a distance of 3.14 feet from the Southwest corner of said Lot 55;  
thence North 77 degrees 19'59" East, 37.59 feet;  
thence North 20 degrees 24'35" East, 111.66 feet;  
thence North 34 degrees 30'54" East, 59.60 feet;



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thence North 20 degrees 50'31" East, 57.25 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southeast corner of said West  $\frac{1}{2}$ ;  
thence North 87 degrees 13'25" West, along the South line of said West  $\frac{1}{2}$ , a distance of 145.00 feet to the true point of beginning;  
thence North 12 degrees 20'35" East, 135.90 feet;  
thence North 49 degrees 44'25" West, 66.05 feet;  
thence South 50 degrees 15'35" West, 75.32 feet;  
thence South 20 degrees 50'31" West, 57.25 feet;  
thence South 34 degrees 30'54" West, 44.60 feet;  
thence South 68 degrees 48'37" East, 97.99 feet to the South line of said West  $\frac{1}{2}$ ;  
thence South 87 degrees 13'25" East, along said South line 33.58 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities, across that certain parcel, as described under document recorded in Skagit County, under Auditor's File No. 9905030118.

TOGETHER WITH an easement for ingress, egress and utilities, over, under and across that portion of Government Lot 4 and that portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , all in Section 27, Township 34 North, Range 2 East, W.M.,

TOGETHER WITH that portion of Lots 49 and 55 in the Plat of Snee-Oosh, as recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 27;  
thence North 87 degrees 13'25" West, along the South line thereof, a distance of 178.58 feet to a point on the North line of Government Lot 4 that is 36 feet Easterly of a point of intersection with a Northerly projection of the Lot line between Lots 49 and 55 and the true point of beginning of this easement description;  
thence North 68 degrees 48'37" West, 20.34 feet;  
thence South 10 degrees 41'01" West 92.88 feet to a point which lies 20 feet North, when measured at a right angle from the South line of said Lot 49;  
thence North 85 degrees 11'34" West, parallel to the South line of said Lots 49 and 55, a distance of 84.18 feet;  
thence South 75 degrees 49'38" West, 19.32 feet;  
thence South 77 degrees 19'59" West 37.59 feet to the Westerly line of said Lot 55, said point being on the Easterly right-of-way line of Chilberg Avenue;  
thence South 34 degrees 30'34" East, along said line, a distance of 3.14 feet to the Southwest corner of Lot 55;  
thence South 85 degrees 11'34" East, along the South line of said Lot 55, a distance of 129.36 feet to the Southeast corner of Lot 55;  
thence continue along the South line of Lot 49, South 85 degrees 11'34" East, 25.00 feet;  
thence North 10 degrees 41'01" East, 107.22 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO Easement recorded March 5, 1937, Volume 171 of Deeds, page 290;  
Easement recorded May 3, 1999 under Auditor's No. 9905030119; Restrictive  
covenants as stipulated in Skagit County Court Cause No. 98-2-00193-6.

ALSO SUBJECT TO Town of LaConner sewer assessments L.I.D. No. 1 which the  
Grantee herein agrees to assume and continue to pay according to the terms  
and conditions thereof.



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