



200304110167  
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name MICHAEL E. WASKOM,  
Address 2770 ALKI AVE SW APT 101  
City, State, Zip SEATTLE, WA 98116  
B73566

Filed for Record at Request of First American Title of Skagit County

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

*HTM/EL/E*

THE GRANTOR CLAY J. JOHNSON, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to MICHAEL E. WASKOM, A Single Man the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 59 and Lot 60, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per plat recorded in Volume 5 of Plats at pages 37 to 43, inclusive, in the records of Skagit County, State of Washington;

ALSO that portion of Tract "C", "LAKE CAVANAUGH SUBDIVISION NO. 1", as per plat thereof recorded in Volume 5 of Plats, pages 37 to 43, records of Skagit County, Washington, situated in the Northwest 1/4 of the Northwest 1/4, Section 26, Township 33 North, Range 6 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract "C", said corner being on the Northerly margin of North Shore Drive; thence North 00 degrees 20'36" East along the East line of said Tract "C" 379.45 feet; thence North 89 degrees 39'24" West, a distance of 249.27 feet to a point on the Westerly line of Tract "C", said point being the Northeast corner of Lot 59, Block 2 of said subdivision; thence South 21 degrees 15'00" East along said Westerly line, 115.49 feet to the Southeast corner of Lot 60 of said subdivision; thence South 68 degrees 45'00" West along the Southerly line of said lot, 327.96 feet to the Northerly margin of North Shore Drive; thence South 61 degrees 45'00" East, 149.44 feet; thence South 81 degrees 12'00" East, 325.19 feet; thence South 59 degrees 34'00" East, 67.03 feet to the true point of beginning.

ABBREVIATED LEGAL: Portion Tract C and Lot s 59 - 60, Block 2 "Lake Cavanaugh #1"

"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."

Assessor's Property Tax Parcel Account Number(s): 3937-002-059-0008 P66397, 3937-002-060-0005 P66398, 3937-006-036-0200 P109214

Dated April 7, 2003.

# 1710  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*[Signature]* 4-8-03  
CLAY J. JOHNSON

APR 11 2003

Amount Paid \$ 2060.00  
By *[Signature]* Deputy  
STATE OF WASHINGTON } ss  
COUNTY OF

I certify that I know or have satisfactory evidence that CLAY J. JOHNSON is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/8/03

WARREN G. OTTESON  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
MY COMMISSION EXPIRES 10-20-04

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Mount Vernon, WA 98274  
My appointment expires: 10/20/04