

AFTER RECORDING MAIL TO:  
Wayne M. Johnston and Sally L. Johnston  
P.O. Box 540  
LaConner, WA 98257



200308190074  
Skagit County Auditor

8/19/2003 Page 1 of 2 11:30AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108444-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): The Beck Family Trust  
Grantee(s): Wayne M. Johnston and Sally L. Johnston  
Abbreviated Legal Lot B, "ASSESSOR'S PLAT OF KIKET VIEW,"  
Assessor's Tax Parcel Number(s): 3935-000-002-0002, P66247

THE GRANTOR THE BECK FAMILY TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WAYNE M. JOHNSTON and SALLY L. JOHNSTON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot B, "ASSESSOR'S PLAT OF KIKET VIEW," as per plat recorded in Volume 9 of Plats, page 95, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress over the South 25 feet of Tracts B, D, E, F, G and H in said plat and over Tract C in said plat.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 7, 2003

4179  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Beck Trust

*Stephanie L. Cooper, Trustee*  
By: Stephanie L. Cooper, Trustee

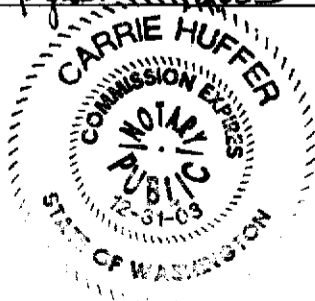
AUG 19 2003

Amount Paid \$ 4972.00  
Skagit Co. Treasurer  
By *Sp* Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Stephanie L. Cooper  
is \_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that she signed this instrument, on oath stated she  
authorized to execute the instrument and is Trustee  
of The Beck Family Trust  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 18, 2003



*Carrie Huffer*  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003

EXCEPTIONS:

A. EASEMENT FOR ELECTRIC TRANSMISSION LINE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJOINING PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE:

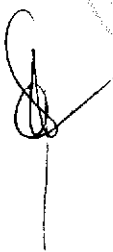
Granted To: Puget Sound Power & Light Company, a corporation  
Dated: May 3, 1947  
Recorded: June 6, 1947  
Auditor's No.: 405264  
Affects: Portion of said premises.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Road purposes  
In Favor Of: Dale T. Rancourt and Vivian E. Rancourt, husband and wife, and other parties  
Recorded: March 29, 1968  
Auditor's No.: 711797  
Affects: South 25 feet

- C. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- D. Rights of the United States and the State of Washington for fishery, commerce and navigation in lands adjoining water, including treaty rights of any Native American Tribe of Band.
- E. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.



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