


AFTER RECORDING MAIL TO:
Mr. Ronald Moran
9473 Thunderbird
Concrete, WA 98237


200406110062
Skagit County Auditor
6/11/2004 Page 1 of 2 11:38AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112490-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richard Miller, Jana Hogan and Arthur Dean and Elizabeth M. Johnson Trust
Grantee(s): Ronald Moran
Abbreviated Legal: Lots 14-16, Blk 3, Thunderbird Lane
Assessor's Tax Parcel Number(s): 4032-003-014-0002, P70057, 4032-003-015-0001, P70058, 4032-003-016-0000, P70059

THE GRANTOR RICHARD MILLER and JANA HOGAN, husband and wife, as to an undivided 1/2 interest and in ELIZABETH M. JOHNSON, AS TRUSTEE OF THE ARTHUR DEAN AND ELIZABETH M. JOHNSON u/a dated December 12, 1978, as to an undivided 1/2 interest, as to Parcels 'B' and 'C' and Richard A. Miller and Jana C. Hogan, husband and wife as to parcel 'A' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RONALD MORAN, a single man the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Lot 14, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 15, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":


Lot 16, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

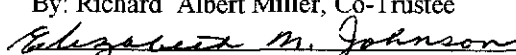
Dated June 8, 2004

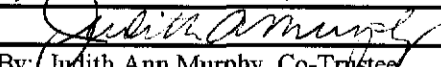

Richard Miller


Jana Hogan

Arthur Dean and Elizabeth M. Johnson Trust



By: Richard Albert Miller, Co-Trustee


By: Elizabeth M. Johnson, Co-Trustee


By: Judith Ann Murphy, Co-Trustee

2927
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 11 2004

Amount Paid \$ 1335.00
Skagit Co. Treasurer
By  Deputy

STATE OF Oregon }
COUNTY OF JACKSON } SS:

I certify that I know or have satisfactory evidence that Richard A. Miller & Jana C. Hogan
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 6-10-04

Sheila Nelson



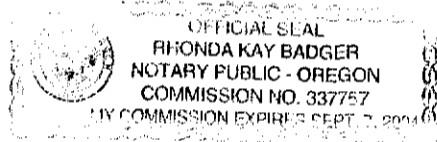
Notary Public in and for the State of Oregon
Residing at Central Point
My appointment expires: 4-29-08

STATE OF Oregon }
County of _____ } SS:

I certify that I know or have satisfactory evidence Richard Albert Miller, Elizabeth M. Johnson & Judith Ann Murphy are
the persons who appeared before
me, and said persons acknowledged that they signed this instrument, on oath stated They are
authorized to execute the instrument and is Co-Trustees
of Arthur Dean and Elizabeth M. Johnson Trust u/d 12/12/1978
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/10/04

Rudolph Badger



Notary Public in and for the State of Oregon
Residing at Madford Oregon
My appointment expires: Sept 7, 2004

Schedule "B-1"

112490-PE

EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: September 23, 1964
Recorded: September 23, 1964
Auditor's No.: 656204

- B. RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: December 19, 1978
Auditor's No.: 893312
As Follows:

"This lot is sold for recreational purposes. It lies in the flood plain of the Skagit River. It is subject to restrictions with respect to uses and construction on the property. The buyer should check with the authorities of Skagit County in Mount Vernon and determine whether or not the restrictions are such as to interfere with the contemplated use of the property if purchased. The sellers will not have any responsibility for the application or operations of such restrictions."



Skagit County Auditor