

AFTER RECORDING MAIL TO:  
Hansell Mitzel LLC  
PO Box 2523  
Mount Vernon, WA 98273



200411180078  
Skagit County Auditor

11/18/2004 Page 1 of 2 1:29PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B83033

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO.  
h83033e

Assessor's Tax Parcel Number(s): 350413-1-010-0402, P101553, 350413-1-010-0105, P36416, 350413-1-010-0303, P36418

THE GRANTOR Richard B. Johnson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hansell Mitzel, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Tracts "A", "B" and "D", City of Sedro Woolley Short Plat No. SW-01-79, approved May 2, 1979 and recorded May 4, 1979 in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, records of Skagit County, Washington; being a portion of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion of Tract "A" lying Easterly of the following described line:

Beginning at the Southeast corner of said Tract "A"; thence South 89 degrees 44' 56" West, a distance of 300.00 feet to the true point of beginning of this line description; thence due North to the North line of said Tract "A" and the terminus of this line description.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: November 15, 2004

Richard B. Johnson

6216  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 18 2004

Amount Paid \$ 8010.00  
Skagit Co. Treasurer  
By Deputy

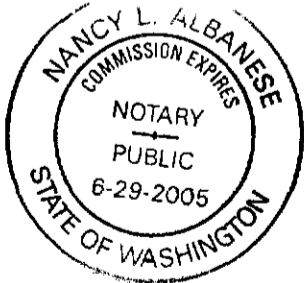
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard B. Johnson, the persons 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.

Date: 11/17/04

Nancy L. Albanese

Notary Public in and for the State of Washington  
Residing at Granville  
My appointment expires: 6-29-05



**Exceptions:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: June 13, 1945  
Recorded: June 16, 1945  
Auditor's No: 381146  
Purpose: Electric transmission line  
Area Affected: Easterly portion of the subject property

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: SW-01-79  
Recorded: May 4, 1979  
Auditor's No: 7905040019

Said matters include but are not limited to the following:

1. The short plat number and date of approval shall be included in all Deeds and Contracts.
2. Water shall be supplied by Skagit P.U.D.
3. Existing house with existing septic system on Parcel "A".
4. Parcels "B", "C" and "D" will not be developed until served by Sedro Woolley Municipal Sanitary Sewer System.

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: October 23, 1945  
Auditor's No: 384397  
Purpose: Electric transmission and/or distribution line; together with necessary appurtenances  
Area Affected: Portion of said premises and other property

**D. EASEMENT, AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:**

Recorded: October 11, 2001  
First Party: Skagit County  
Second Party: Richard Johnson  
Skagit County Contract No. 005466  
Auditor's File No. 200110110002  
Area Affected: Portion of subject property



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