

When Recorded Return to:
RONNIE D. BANTA
44760 State Route 20
Concrete WA 98237



200510280174
Skagit County Auditor

10/28/2005 Page 1 of 2 3:25PM

Chicago Title Company - Island Division

Order No: IMV1393 MKP
ic 36803

STATUTORY WARRANTY DEED

THE GRANTOR RICHARD B. JOHNSON, a single person, as his separate estate

for and in consideration of One Hundred Twelve Thousand and 00/100...(\$112,000.00)
DOLLARS

in hand paid, conveys and warrants to

RONNIE D. BANTA, a single person

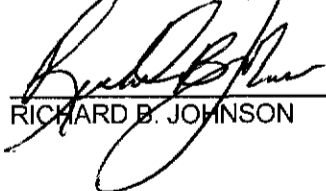
the following described real estate, situated in the County of Skagit, State of Washington:

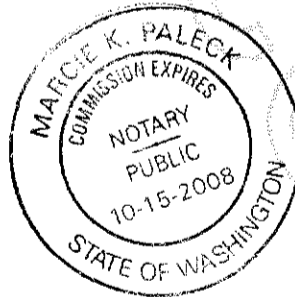
Abbreviated legal description: Tract A, Sur 200212310309; being ptn. Lts 1-7, Blk 4, PLAT OF HOLMSTROM'S ADDITION TO GRASSMERE. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4067-004-003-0001 P71051

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: October 28, 2005

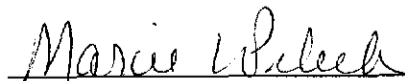

RICHARD B. JOHNSON Date 10-28-05



STATE OF WASHINGTON
COUNTY OF Skagit


I certify that I know or have satisfactory evidence that RICHARD B. JOHNSON the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: October 28 2005


Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008
LPB No. 10

6059
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 28 2005

Amount Paid \$ 1998.60
By  Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV1393 MKP

Tract A of Survey recorded December 31, 2002 under Auditor's File No. 200212310308, records of Skagit County, Washington, and amended August 26, 2005 and September 30, 2005, under Auditor's File No. 200508260040 and 200509300208, records of Skagit County, Washington ; being a portion of Lots 1 through 7, inclusive, Block 4, PLAT OF HAMSTROM'S ADDITION TO GRASSMERE, according to the plat thereof recorded in Volume 3 of Plats, page 82, records of Skagit County, Washington; as recorded in Quit Claim Deed for Boundary Line Adjustment under Auditor's File No. 200212020281, records of Skagit County, Washington; more particularly described as follows:

Commencing at the Southeast corner of Lot 7 of said Block 4;
Thence North 00°01'55" East, along the West line of First Street as shown on said plat for a distance of 228.22 feet, to the true point of beginning of this description;
Thence continuing North 00°01'55" East, along the West line of First Street as shown on said plat for a distance of 117.17 feet, to the Northeast corner of Lot 1 of said Block 4;
Thence North 79°14'15" along the Southerly margin of the unnamed right of way on the North line of said plat as shown on said plat, for a distance of 109.44 feet to the centerline of a vacated 14 foot wide alley running Northerly and Southerly as shown on said plat;
Thence on a North Azimuth 180-02-14 along the centerline of said alley, for a distance of 117.17 feet;
Thence on a North Azimuth 100-46-45, for a distance of 109.46 feet to the true point of beginning of this description.

Situated in Skagit County, Washington.



200510280174
Skagit County Auditor