

When Recorded Return to:
AVERY MARTIN
LISA MARTIN
13113 Glennwood Drive
Mount Vernon WA 98273



200607270142
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1932 MKP Title Order No: IC39568 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CHRISTOPHER WICK JOHNSON and SHELLY SCHAUER, husband and wife

for and in consideration of **One Hundred Twenty Thousand and 00/100...(\$120,000.00) DOLLARS**

in hand paid, conveys and warrants to

AVERY N. MARTIN and LISA H. MARTIN, husband and wife

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

Abbreviated legal description: That portion of Lot 13, Block 1, BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows: See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 3864-001-000-1104 P62159

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: July 26, 2006


CHRISTOPHER WICK JOHNSON Date 7-26-06


SHELLY SCHAUER Date 7-26-06

3794
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 27 2006

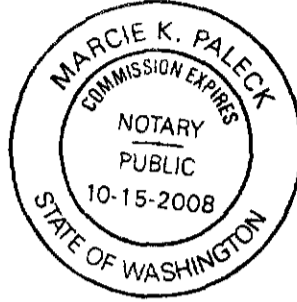
Amount Paid \$ 2141.00
By  Deputy
Skagit Co. Treasurer

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CHRISTOPHER WICK JOHNSON and SHELLY SCHAUER (is/are) the person(s) who appeared before me, and said person(s) 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: July 26 2006

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



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EXHIBIT 'A'

Description:

Order No: IMV1932 MKP

That portion of Lot 13, Block 1, BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian;
Thence North 89°30'50" East, a distance of 752.50 feet to the Northerly production of the East line of the county road as conveyed to Skagit County by deed dated April 20, 1962, recorded April 20, 1962, under Auditor's File No. 620549, records of Skagit County, Washington;
Thence South along the East line of said road, a distance of 903.45 feet to the true point of beginning;
Thence continue South along the Southerly production of the East line of said road, a distance of 128.96 feet;
Thence South 60°30' West 45.10 feet;
Thence South 38°23' West 229.90 feet;
Thence South 10°15' West 43.70 feet;
Thence North 89°32'50" West 26.76 feet;
Thence North along the East line of a tract conveyed to John G. Wells, Jr. et ux, by deed recorded May 22, 1969, under Auditor's File No. 726823, records of Skagit County, Washington, to a point on the South line of aforementioned county road;
Thence East along the South line of said county road 216.5 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington



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