

When Recorded Return to:
LANCE YOHANNAN
1712 S "H" Street
Spokane, WA 99224



200612270267
Skagit County Auditor

12/27/2006 Page 1 of 3 3:43PM

Chicago Title Company - Island Division
Order No: IMV1558 MKP Title Order No: IC37701 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CHICAGO TITLE COMPANY, a Missouri Corporation

for and in consideration of **One Hundred Twenty-One Thousand and 00/100...(\$121,000.00)**
DOLLARS

in hand paid, conveys and warrants to

LANCE YOHANNAN, a single person

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

Abbreviated legal description:

Those portions of Lots 1 and 2, Block 5, PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, described as follows: See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 4042-005-002-0108 P70391

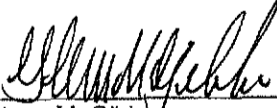
Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience 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: December 19, 2006


6525
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 27 2006

CHICAGO TITLE COMPANY


By Glenn M. Gibbons
Vice President

12/19/06
Date

Amount Paid By
Skagit Co. Treasurer
By  Deputy

STATE OF FLORIDA
COUNTY OF Duval

I certify that I know or have satisfactory evidence that GLENN M. GIBBONS is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is / she is / they are authorized to execute the instrument and acknowledged it as the Vice President of CHICAGO TITLE COMPANY to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 20, 2006

Cynthia M. Gaines
Notary Public in and for the State of Florida
Residing at Jacksonville, FL 32204
My appointment expires: 3/26/2009



Cynthia M. Gaines
Commission # DD404206
Expires March 26, 2009
Bonded Troy Fair - Insurance, Inc. 800-365-7019



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EXHIBIT 'A'

Description:

Order No: IMV1558 MKP

PARCEL A:

Those portions of Lots 1 and 2, Block 5, PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 2;
Thence Northwesterly along the East line of said Lot to the Northeast corner thereof;
Thence West along the North line of said Lot 301.5 feet;
Thence at right angles Southerly to the North line of Park Road, as shown on the above plat;
Thence East along the North line of Park Road to the place of beginning;

EXCEPTING therefrom the following:

Commencing at the Southwest corner of Lot D, Short Plat No. 41-82, located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, said point being the Southeast corner of Lot 2, Block 5, Plat of Alger;
Thence North $01^{\circ}05'00''$ West, along the West line of Lot D, a distance of 107.13 feet to the true point of beginning;
Thence continuing North $01^{\circ}05'00''$ West, a distance of 70.00 feet to a cap and rebar, marking the Northeast corner of said Lot, also being an angle point in said Lot D;
Thence South $88^{\circ}55'00''$ West, a distance of 17.00 feet to a point on the North line of Lot 2;
Thence South $14^{\circ}44'01.5''$ East, a distance of 72.03 feet to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

Commencing at the Southwest corner of Lot D, Short Plat No. 41-82, located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, said point being the Southeast corner of Lot 2, Block 5, Plat of Alger;
Thence North $01^{\circ}05'00''$ West, along the West line of Lot D, a distance of 177.13 feet to the Northeast corner of said Lot 2, and an angle point in the West line of said Lot D;
Thence South $88^{\circ}55'00''$ West, a distance of 37.50 feet to a point on the North line of said Lot 2, being the true point of beginning;
Thence South $88^{\circ}55'00''$ West along said North line, a distance of 70.00 feet to a 2" iron pipe being an angle point in the West line of Lot D, also being the Southeast corner of Lot 3, Block 5;
Thence North $01^{\circ}05'00''$ West, a distance of 17.00 feet to a point on the West line of said Lot D;
Thence South $77^{\circ}25'58.5''$ East, a distance of 72.03 feet to the true point of beginning.

Situated in Skagit County, Washington



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