

Skagit County Auditor

AFTER RECORDING MAIL TO:

Dana Johnson and Diana Johnson 20938 Morgan Lane

Burlington, WA 98233

4/30/2007 Page

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2 4:13PM

Filed for Record at Request of: First American Title Insurance Company

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Space above this line for Recorders use only
FARST AMERICAN ITLE CO

STATUTORY WARRANTY DEED

File No: 4271-1018516 (JMC)

Date: April 28, 2007

Grantor(s): The Wilma V. Morgan Trust

Grantee(s): Dana Johnson and Diana Johnson

Abbreviated Legal: Tract C Short Plat No. 1-75, Ptn. Tract A, "MORGAN'S TRACTS" and

Ptn. Lot 2, "PLAT OF STERLING VIEW DIV. NO.1"

Additional Legal on page:

Assessor's Tax Parcel No(s): 3959-000-016-0601(P67630)

THE GRANTOR(S) Wilma V. Morgan, trustee of The Wilma V. Morgan Trust, dated February 27, 2006 for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Dana Johnson and Diana Johnson, the following described real estate, situated in the County of Skagit, State of Washington.

Tract "C" of Revised Skagit County Short Plat No. 1-75, approved May 6, 1977 and recorded July 7, 1977 as Auditor's File No. 859984 in Volume 2 of Short Plats, page 80, records of Skagit County, Washington, being a portion of Tract "A" of "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 2 of the "PLAT OF STERLING VIEW, DIVISION NO.1", as per plat recorded in Volume 14 of Plats, page 182 records of Skagit County, Washington, lying both within Parcel "B" of that certain boundary line adjustment deed approved and recorded as Auditor's File No. 9202060015 and between the Northerly extensions of both the Easterly line of said Tract "C" and the Northerly most segment of the Westerly line of said Tract "C"

ALSO TOGETHER WITH a non-exclusive easement for access as delineated on the face of said short plat.

APN: 3959-000-016-0601(P67630)

Statutory Warranty Deed

File No.: 4271-1018516 (JMC)

- continued

Date: 04/28/2007

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Wilma V. Morgan, trustee of The Wilma V. Morgan Trust, dated February 27, 2006

Wilma V. Morgan, Trustee

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

APR 3 0 2007

STATE OF

Washington

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COUNTY OF

Skagit

Amount Paid \$ 4732. Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Wilma V. Morgan, 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/she/they is/are authorized to execute the instrument and acknowledged it as the Trustee of The Wilma V. Morgan Trust, dated February 27, 2006 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

James M. Concapnon

Notary Public in and for the State of Washington

Residing at: Bellingham

My appointment expires: 08/03/2009

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