

When recorded return to:

Graham Sells  
44752 State Route 20  
Concrete, WA 98237

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number B95525



200810270115  
Skagit County Auditor

10/27/2008 Page 1 of 2 2:05PM

GUARDIAN NORTHWEST TITLE CO.

**Statutory Warranty Deed**

B95525 E-1

**THE GRANTOR Richard B. Johnson, an unmarried man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Graham Sells, an unmarried man Teddye Sells, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:

Ptn. Lots 5-7, Block 4, "HAMSTROM'S ADDITION TO GRASSMERE" (aka Tr. C, Survey #200509300208)

Tax Parcel Number(s): P119955, 4067-004-007-0100

A portion of Block 4, Lots 1 through 7, inclusive, "HAMSTROM'S ADDITION TO GRASSMERE", as per plat recorded in Volume 3 of Plats, Page 82, records of Skagit County, Washington, located in Section 9, Township 35 North, Range 8 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of Lot 7 of said Block 4; thence on a North Azimuth 00-01-55 along the West line of First Street as shown on said plat for a distance of 120.98 feet; thence on a North Azimuth 270-19-58 for a distance of 107.55 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 120.98 feet to the South line of Block 4 of said plat; thence on a North Azimuth 90-19-58 along the South line of said Block 4 for a distance of 107.56 feet to the Southeast corner of said Lot 7 and the true point of beginning of this description.

(Also known as Tract C of Survey recorded on September 30, 2005, under Auditor's File No. 200509300208, records of Skagit County, Washington.)

SUBJECT TO covenants, conditions, restrictions and easements per Schedule B-1 attached hereto and made a part hereof.

Dated Oct 17, 2008

Richard Johnson

3502  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

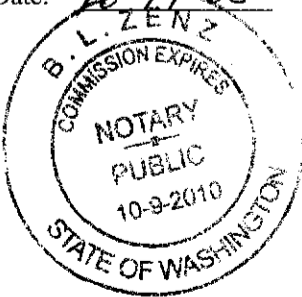
OCT 27 2008

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2141.00  
Skagit Co. Treasurer  
By mem Deputy

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: 10-17-08



Notary Public in and for the State of Washington  
Residing at Sedro Woolley,  
My appointment expires: 10/09/2010

Schedule "B-1"

**EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY(S):

Recorded: December 31, 2002, August 26, 2005,  
September 30, 2005 and November 15, 2005  
Auditor's No.: 200212310308, 200508260040, 200509300208  
and 200511150199  
Affects: Subject property

Said matters include but are not limited to the following:

1. Encroachments of fencelines and sheds.

