

When recorded return to:

Keith S. Johnson

18870 Quail Dr
Mt Vernon WA 98374



201112280075

Skagit County Auditor

12/28/2011 Page 1 of 2 3:32PM

Recorded at the request of:

File Number: 102931

Statutory Warranty Deed

102931

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Fernando Y. Ruiz and Linda Ruiz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith S. Johnson, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 8, Township 33, Range 4; Ptn. NW NW

Tax Parcel Number(s): P16527, 330408-2-009-0006

The South 231 feet of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 in Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the East 283 feet thereof, EXCEPT State Highway along the West line of said premises, AND EXCEPT the South 10 feet thereof conveyed to Skagit County for road purposes by Deed dated September 19, 1956, under Auditor's File No. 542014.

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 as described in Exhibit "A" attached hereto

Dated 12-22-11

Fernando Y. Ruiz
Fernando Y. Ruiz

Linda Ruiz
Linda Ruiz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113953
DEC 28 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Fernando Y. Ruiz and Linda Ruiz, 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: 12-27-11

[Signature]

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015

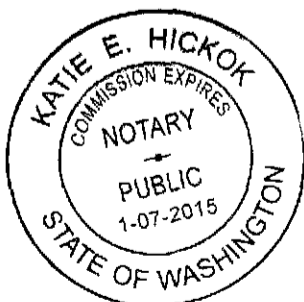


Exhibit A

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: June 14, 1954
Recorded: August 8, 1955
Auditor's No.: 522139
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Bell Telephone Company
Recorded: April 24, 1987
Auditor's No.: 8704240033
Purpose: Power Line
Area Affected: Portion of subject property

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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