

When recorded return to:
Stephen Johnson and Katherine Johnson
2911 Meridian Court
Anacortes, WA 98221



201012290120
Skagit County Auditor

12/29/2010 Page 1 of 4 2:05PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012450

STATUTORY WARRANTY DEED

THE GRANTOR(S) William E. Rabel and Wendy P. Rabel, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Stephen M. Johnson and Katherine R. Johnson, husband and
wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: E/2 LOT B and ALL LOT C ANACORTES SHORT PLAT NO. 96-001

Tax Parcel Number(s): P112630, 350127-2-004-1900

Subject to: Covenants, conditions, restrictions and easements of record.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 28, 2010

William E. Rabel

Wendy P. Rabel

3959
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2010

Amount Paid \$ 15455.40
By Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that WILLIAM E. RABEL AND WENDY P. RABEL is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 28 2010

Marie White
Name:

Notary Public in and for the State of Washington,
Residing at: Mount Vernon, WA

My appointment expires: April 13 2012

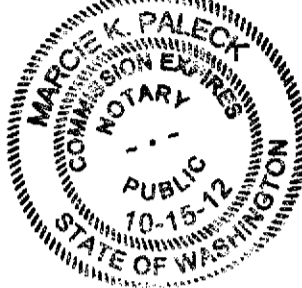


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112630 and 350127-2-004-1900

Lot C, ANACORTES SHORT PLAT NO. 96-001 (Revision), approved December 1, 1997, recorded December 3, 1997, in Volume 13 of Short Plats, page 60, and recorded under Auditor's File No. 9712030049, being a portion of the Northwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, records of Skagit County, Washington;

Together with the East Half of Lot B, ANACORTES SHORT PLAT NO. 96-001 (Revision), approved December 1, 1997, recorded December 3, 1997, in Volume 13 of Short Plats, page 60, and recorded under Auditor's File No. 9712030049, being a portion of the Northwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, records of Skagit County, Washington;

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. AN 90-004:

Recording No: 9012190015

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. ANA 96-001:

Recording No: 9712030049

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: August 21, 1996
Recording No.: 9608210030
Affects: Portion of said premises as constructed

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 31, 2000
Recording No.: 200005310036
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

