

When recorded return to:
Brett Johnson and Pauline Johnson
620 - 30th Street
Mount Vernon, WA 98273



201104080054
Skagit County Auditor

4/8/2011 Page 1 of 2 3:29PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012876

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles D. Minerich and Lynn K. Minerich, 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 Brett C. Johnson and Pauline M. Johnson, husband and wife

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

Lot 1, THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and
35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P54466, 3762-000-001-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012876, which is
attached hereto and made a part hereof; and Skagit County right To Farm Ordinance, which is
attached.

Dated: April 7, 2011

Charles D. Minerich
Charles D. Minerich

Lynn K. Minerich
Lynn K. Minerich

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Charles D. Minerich and Lynn K. Minerich are the
person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: April 7, 2011

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA

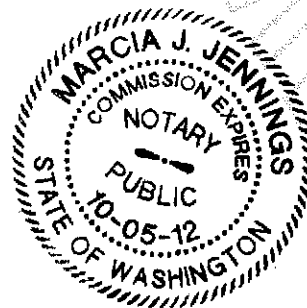
My appointment expires: 10/5/2012

SPECIAL EXCEPTIONS

1016
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 08 2011

Amount Paid \$ 4147.95
By MF Skagit Co. Treasurer Deputy



SCHEDULE "B"

Special Exceptions

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

2. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: June 16, 1968
Auditor's No(s): 715205, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, et al
4. Liability to future assessments, if any, levied by City of Mount Vernon.
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year

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.

