

When recorded return to:

Craig O'Connor and Susan O'Connor
2403 Highland Drive
Anacortes, WA 98221



201106160078

Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

CHICAGO TITLE

620013013

Escrow No.: 620013013

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn K. Johnson, an unmarried person, as her separate estate as to an undivided 1/2 interest and Carolyn K. Johnson, as trustee of the Johnson Family Decedent's Trust, as to the remaining 1/2 interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Craig R. O'Connor and Susan J. O'Connor, husband and wife

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

Tract 41, SKYLINE NO. 5, according to the plat thereof, recorded in Volume 9 of Plats, page 56, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P59355, 3821-000-041-0002

Subject to:

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

Dated: June 13, 2011

Carolyn K. Johnson
Carolyn K. Johnson

Johnson Family Decedent's Trust

BY: Carolyn K. Johnson, Trustee
Carolyn K. Johnson
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1775

JUN 16 2011

Amount Paid \$ 7,481.00
Skagit Co. Treasurer
By man Deputy

STATUTORY WARRANTY DEED

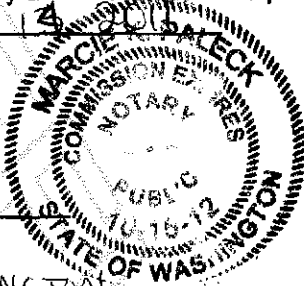
(continued)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Carolyn K. Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 14 2011



Marcie Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon

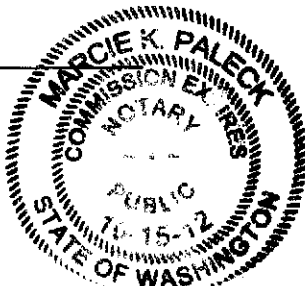
My appointment expires: October 15 2012

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Carolyn K. Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Co-Trustee of Johnson Family Decedent's Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 14 2011



Marcie Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon

My appointment expires: October 15 2012



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EXHIBIT "A"
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 Skyline No. 5:

Recording No: 716842

2. Revised covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

Recorded: May 12, 2005

Auditor's No.: 200505120052, records of Skagit County, WA

Executed by: Skyline Associates, a limited partnership

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument

Recorded: March 14, 1978

Auditor's No.: 875422, records of Skagit County, Washington

Imposed by: Skyline Beach Club, Inc.

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Anacortes.
6. Assessments, if any, levied by Skyline Beach Club, Inc.

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.



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