

When recorded return to:
Rhett D. Dixon and Amy R. Dixon
18022 Mariposa Lane
Mount Vernon, WA 98274



201112140070
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014242

CHICAGO TITLE

620014242

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason L Johnson and Stephanie L Johnson, 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 Rhett D. Dixon and Amy R. Dixon, 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:

Lot(s): TRACT V SURVEY MONTBORNE HEIGHTS (REVISED)

Tax Parcel Number(s): P103863, 4135-023-017-0706

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

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

Dated: December 12, 2011

Jason L. Johnson

Stephanie L. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113786

DEC 14 2011

Amount Paid \$ 7614.50
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

JASON L. JOHNSON AND STEPHANIE L. JOHNSON

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 13 2011

MARCIE K. PALECK

Marcie Paleck

Name:

Notary Public in and for the State of WASHINGTON

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012

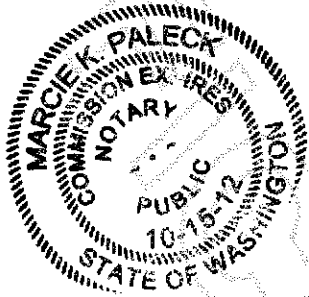


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103863 and 4135-023-017-0706

Tract V of that certain record of survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington; and being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 21, 1993
Auditor's No(s).: 9310210073, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 12, 1994
Auditor's No(s).: 9404120118, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Operation and maintenance of water lines
Affects: An easement for operation and maintenance of water line over, under, and through the private road easements as shown on the Boundary Line Adjustment Survey of Montborne Heights recorded in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington.
3. 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 SURVEY MONTBORNE HEIGHTS (REVISED):

Recording No: 9308180056
4. Public and private easements, if any, over vacated portion of said premises.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 19, 1994
Auditor's No(s).: 9410190052, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer lines
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 25, 1994
Auditor's No(s).: 9402250102, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer lines
Affects: A ten (10) foot wide strip of land lying Northeasterly of, adjacent to, and contiguous with the Southwesterly line of Tract D and a ten (10) foot wide strip of land lying Northwesterly of, adjacent to, and contiguous with the Southeasterly line of said Tract D as shown on Survey file in Volume 14 of Surveys at pages 165 and 166, under Auditor's File No. 9308180056
7. 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: August 24, 1993
Auditor's No(s).: 9308240005, records of Skagit County, Washington
Executed By: Henry Holt and D. Anna Strazicich, also known as D. Anna Holt



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EXHIBIT "B"

Exceptions

Amended by instrument(s):

Recorded: April 22, 1994, May 8, 1995, February 5, 1996, March 28, 1996 and January 31, 2005.

Auditor's No(s): 9404220057, 9505080075, 9602050083, 9603280081, and 200501310276 records of Skagit County, Washington

Terms and conditions of Height Variance recorded under Auditor's File No. 200404190001. Affects Tract V

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 24, 1993
Auditor's No(s): 9308240005, records of Skagit County, Washington
Imposed By: Montborne Heights Homeowner's Association

Amended by instrument(s):

Recorded: April 22, 1994, May 8, 1995 and February 5, 1996

Auditor's No(s): 9404220057, 9505080075, and 9602050083, records of Skagit County, Washington

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: December 19, 2005

Recording No.: 200512190133

Affects: The Northerly 10 feet of said premises

10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by Skagit County Sewer District.
12. Dues, charges, and assessments, if any, levied by Montborne Heights Homeowners' Association.

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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