

When recorded return to:

Mr. and Mrs. Travis Johnson  
20633 Lafayette Road  
Burlington, WA 98233



201204090171

Skagit County Auditor

4/9/2012 Page 1 of 3 3:58PM

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 141797-OE

Grantor: **Ronnie D. Van Pelt and Alesia L. Van Pelt**  
Grantee: **Travis Johnson and Andrea Johnson**

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

**THE GRANTOR RONNIE D. VAN PELT and ALESIA L. VAN PELT**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **TRAVIS JOHNSON and ANDREA JOHNSON**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: **Ptn Tr. 14, Burlington Acreage Property.**

**SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION**

Tax Parcel Number(s): **3867-000-014-0505, P62373**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 141797-OE.

Dated April 5, 2012

Ronnie D. Van Pelt

Alesia L. VanPelt

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012968

APR 09 2012

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 8460.00  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that **Ronnie D. Van Pelt and Alesia L. Van Pelt** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 9, 2012



Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: 9/11/2014

## EXHIBIT A

Schedule "A-1"

141797-OE

### DESCRIPTION:

A portion of Tract 14, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Tract 14;  
thence South 00°46'50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road;  
thence South 25°28'10" West along said Westerly road line a distance of 281.26 feet to a ¾ inch iron pipe marking the true point of beginning for this description;  
thence continue South 25°28'10" West along said road line a distance of 23.37 feet to the beginning of a tangent curve to the right having a radius of 341.30 feet;  
thence along the arc of said curve through a central angle of 49°47'53" a distance of 296.64 feet;  
thence South 75°16'03" West along said road line a distance of 70.55 feet;  
thence North 31°54'12" West a distance of 124.03 feet;  
thence North 42°35'34" East, a distance of 274.92 feet;  
thence South 64°31'50" East a distance of 198.40 feet to the true point of beginning.

TOGETHER WITH that portion of Tract 14, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Tract 14;  
thence South 00°46'50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road;  
thence South 25°28'10" West along said Westerly road line a distance of 281.26 feet to the true point of beginning said point being the most Easterly corner of that certain tract of land conveyed to Jerry W. Schneider by Thomas E. Robbins and Donna D. Robbins under Statutory Warranty Deed filed under Auditor's File No. 83072650061, records of Skagit County, Washington;  
thence North 25°28'10" East a distance of 100.00 feet;  
thence North 64°31'50" West a distance of 167.59 feet to a point that bears North 42°35'34" East from the most Northerly corner of said Schneider Tract;  
thence South 42°35'34" West a distance of 104.64 feet to said most Northerly corner;  
thence South 64°31'50" East along the Northerly line of said Schneider Tract a distance of 198.40 feet to the true point of beginning.

AND TOGETHER WITH that portion of Tract 14, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Tract 14;  
thence South 00°46'50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road;



201204090171  
Skagit County Auditor

LPB 11-05(i-l)  
Page 2 of 2

## EXHIBIT A

Schedule "A-1"

141797-OE

### DESCRIPTION CONTINUED:

thence South 25°28'10" West along said Westerly road line a distance of 281.26 feet to the most Easterly corner of that certain tract of land conveyed to Jerry W. Schneider by Thomas E. Robbins and Donna D. Robbins under Statutory Warranty Deed filed under Auditor's File No. 8307260061, records of Skagit County, Washington;  
thence continue South 25°28'10" East a distance of 23.37 feet to the beginning of a curve to the right having a radius of 341.30 feet;  
thence along the arc of said curve in a Southwesterly direction through a central angle of 49°47'53" an arc length of 296.64 feet to a point of tangency;  
thence South 75°16'03" West a distance of 70.55 feet to the most Southerly corner of said Schneider Tract, said point being the true point of beginning;  
thence continue South 75°16'03" West a distance of 221.38 feet to a point which bears South 42°35'34" West from the most Westerly corner of said Schneider Tract;  
thence North 42°35'34" East a distance of 219.50 feet to said Westerly corner of said Schneider Tract;  
thence South 31°54'12" East along the Southwesterly line of said Schneider Tract a distance of 124.03 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



201204090171  
Skagit County Auditor