

When recorded return to:
Jessica R. Sutherland
310 S. 11th St, Unit 206
Mount Vernon, WA 98274



201205310113
Skagit County Auditor

5/31/2012 Page 1 of 3 2:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015597

CHICAGO TITLE
620015597

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda Johnson and Dana McPherson, Personal Representatives of The Estate of Kenneth L Johnson, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jessica R Sutherland, an unmarried individual

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

Unit 206, VIEWMONT (a condominium), according to the declaration thereof, recorded September 24, 1979, under Auditor's File No. 7909240004, and any amendments thereto, records of Skagit County, Washington;

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P81649, 4409-000-206-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule "B", Special Exceptions, Chicago Title Company Order 620015597; and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 23, 2012

Estate of Kenneth L Johnson, deceased

BY: *Linda Johnson*
Linda Johnson, Personal Representative

BY: *Dana M. McPherson*
Dana M. McPherson, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121568

MAY 31 2012

Amount Paid \$ 1428.11
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

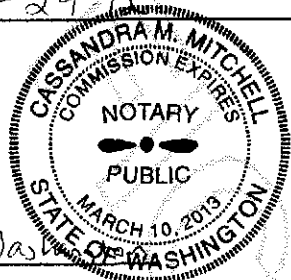
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Linda Johnson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Kenneth L Johnson, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-29-12



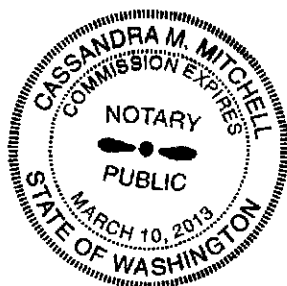
Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-13

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Dana M. McPherson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Kenneth L Johnson, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-29-12



Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-13



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Skagit County Auditor

EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

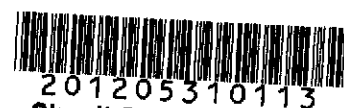
1. Matters as set forth on Surveys recorded under Auditor's File Nos. 9001230002 and 9006180015, records of Skagit County, Washington, in Volume 9 of Surveys, page 103 and Volume 10 of Surveys, page 27, respectively.
2. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;
Recorded: September 24, 1979
Auditor's No.: 7909240004, records of Skagit County, Washington

And in Amendments thereto;
Recorded: July 19, 1985, August 17, 1998, March 13, 2001 and October 8, 2009
Auditor's No.: 8507190008, 9808170136, 200103130072 and 200910080106, records of Skagit County, Washington
3. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: September 29, 2004
Recording No.: 200409290020
5. Assessments, dues and charges, if any, levied by Viewmont Homeowners Association.
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.
8. 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 (amounts do not include interest and penalties):

Year: 2012
Tax Account No.: P81649 and 4409-000-206-0001
Levy Code: 0930
Assessed Value-Land: \$24,000.00
Assessed Value-Improvements: \$71,200.00

General and Special Taxes: Billed: \$140.09
Paid: \$70.07
Unpaid: \$70.02



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Skagit County Auditor