

When recorded return to:
Justin Johnson and Elvia Mendoza
19587 Ellison Road
Mount Vernon, WA 98274



201303200090
Skagit County Auditor

3/20/2013 Page 1 of 2 1:42PM

Recorded at the request of:

File Number: 105278

Statutory Warranty Deed

105278-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael A. Morgan and Rhonda M. Morgan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin Johnson and Elvia Mendoza, husband and wife the following described real estate, situated in the County of Skagit, State of Washington *Johnson

Abbreviated Legal:

Lot 13 Olympic View Plat

Tax Parcel Number(s): P67723, 3963-000-013-0004

Lot 13, "OLYMPIC VIEW PLAT, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 1, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3-13-13

Michael A. Morgan

Rhonda M. Morgan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013946

MAR 20 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Michael A. Morgan and Rhonda M. Morgan, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-13-13

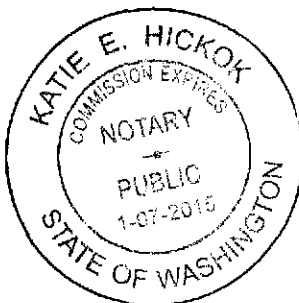
Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2015



Edwin A

EXCEPTIONS:

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Olympic View Plat
Auditor's No.: 588583

B. RESTRICTIONS CONTAINED IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN, AS FOLLOWS:

"It is understood and agreed that said lot is to be used for residential purposes only and specifically it is not to be used for road right-of-way."

C. RESERVATIONS CONTAINED IN DEED:

From: Hamilton Farm & Timber Co.
Recorded: December 8, 1933
Auditor's No.: 259092, in Volume 163 of Deeds, page 408
Reserving: The right in perpetuity to drain water from property to the North into a ditch on the property herein described

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 19, 2004
Auditor's No.: 200407190146
Regarding: Aerobic Treatment Unit Service Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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