

When recorded return to:
Craig Hyder and Carolyn Hyder
7143 F & S Grade Road
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
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Recorded at the request of:
Guardian Northwest Title & Escrow

File Number: A106432

Statutory Warranty Deed

THE GRANTORS Michael L. Johnson and Kathryn F. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Craig Hyder and Carolyn Hyder, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:
Lot 2 SP 93-58 Ptn. of Lot 1 Valley View Estates No. 1

A106432-1

Tax Parcel Number(s): P36030, 350409-2-005-1807

Lot 2 as delineated on Johnson Short Plat No. 93-58 as approved on July 23, 2010 and July 26, 2010 and recorded August 31, 2010 under Auditor's File No. 201008310004, 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 10/01/2013

Michael L Johnson

Kathryn F. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134008

OCT 04 2013

Amount Paid \$ 6146.00

Skagit Co. Treasurer

By Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael L Johnson and Kathryn F. Johnson, 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: 10-3-13

Printed Name: Kate Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-15

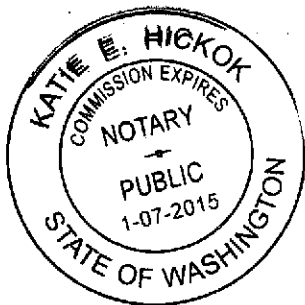


EXHIBIT A

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Transmission line, ingress and egress and covenant against blasting
In Favor of: Puget Sound Power & Light Company
Recorded: April 15, 1925
Auditor's No: 182764 (Vol. 136 of Deeds, page 184)
Affects: Exact location undisclosed on the record

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 118-77
Recorded: September 14, 1977
Auditor's No: 864719

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

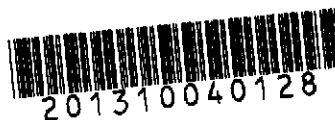
Dated: September 19, 1977
Recorded: September 20, 1977
Auditor's No: 865119
Executed by: Valley View Estate

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 31, 1978
Recorded: September 6, 1978
Auditor's No: 886890
Executed by: Valley View Estates, a partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: Not disclosed and February 25, 2002
Recorded: July 25, 1979 and February 26, 2002
Auditor's No: 7907250043 and 200202260068



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E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: July 29, 1991
Recorded: August 13, 1991
Auditor's No.: 9108130096
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A portion of the subject propert

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John R. Goss and Sue E. Goss, husband and wife
And: Michael L. Johnson and Kathryn F. Johnson, husband and wife
Dated: November 7, 1991
Recorded: November 13, 1991
Auditor's No.: 9111130104
Regarding: Easement for ingress and egress for certain emergency services and utility companies

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: April 22, 2010
Auditor's No.: 201004220059

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat
Recorded: August 31, 2010
Auditor's No.: 201008310004

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 31, 2010
Auditor's No.: 201008310005



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\$74.00

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