

When recorded return to:  
Matthew D. Johnson and Krystal L. Johnson  
19853 Koehn Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019932

**CHICAGO TITLE**  
620019932

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Linda J. Duckworth, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Matthew D. Johnson and Krystal L. Johnson, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

**PARCEL A:**

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 122-77, as approved August 31, 1978, and  
recorded September 1, 1978, in Volume 3 of Short Plats, page 4, under Auditor's File No. 886742,  
records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 8,  
Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over and across that certain roadway  
designated as Tract "A" on the face of said Skagit County Short Plat No. 122-77.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P49193, 360408-4-009-0405

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620019932, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 14, 2014

*Linda J. Duckworth*  
\_\_\_\_\_  
Linda J. Duckworth

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2014189  
JAN 17 2014

Amount Paid \$ 5,256.<sup>00</sup>  
Skagit Co. Treasurer  
By *Emam* Deputy



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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 Skagit County Short Plat No. 122-77.

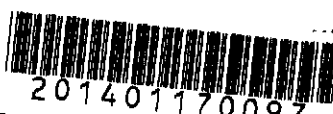
Recording No: 886742

2. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

### 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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Skagit County Auditor

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