

When recorded return to:

Timothy G. Van Dyken and Sarah E. Van Dyken
620 N. 30th Street
Mount Vernon, WA 98273



201401240095

Skagit County Auditor

\$74.00

1/24/2014 Page

1 of

3 1:46PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020646

CHICAGO TITLE
620020646

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brett Johnson and Pauline Johnson, husband and wife

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

in hand paid, conveys, and warrants to Timothy G. Van Dyken and Sarah E. Van Dyken, husband and wife

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

Lot 1 THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.


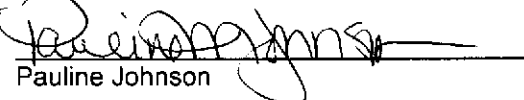
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54466/ 3762-000-001-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 23, 2014


Brett Johnson

Pauline Johnson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014264
JAN 24 2014

Amount Paid \$ 4,366.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash.
County of Skagit

I certify that I know or have satisfactory evidence that
Brett Johnson + Pauline Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 1-24-14

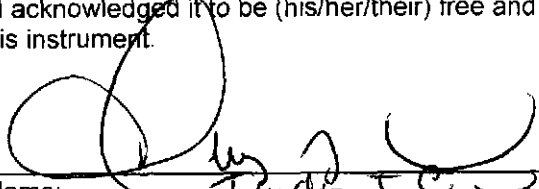

Name: Randy J. [Signature]
Notary Public in and for the State of Wash
Residing at: [Signature]
My appointment expires: 1-19-15



EXHIBIT "A"
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 THUNDERBIRD:

Recording No: 693440

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 16, 1968
Auditor's No(s): 715205, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, et al

3. City, county or local improvement district assessments, if any.
4. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.

Skagit County Right to Farm:

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.

