

When recorded return to:
Thomas Betz and Cindy Betz
1520 Meadow Lark Lane
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 107080



201402040049
Skagit County Auditor \$74.00
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Statutory Warranty Deed

107080
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR A. Elliott Johnson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Betz and Cindy Betz, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

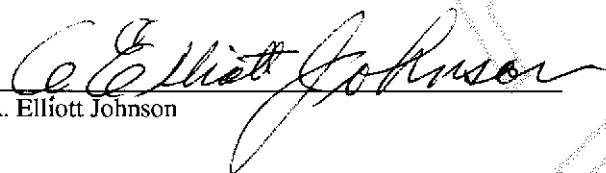
Section 17, Township 34 North, Range 4 East; Ptn. of NW of NE

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P25776, 340417-0-159-0006

Dated January 27, 2014


A. Elliott Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 367
FEB 04 2014

Amount Paid \$ 5,790.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that A. Elliott Johnson, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Feb 3, 2014



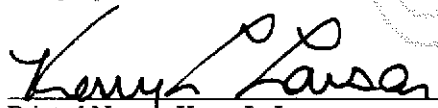

Printed Name: Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/06/2015

EXHIBIT A

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17 intersects the East right of way line of Windsor Drive and which point is the Northwest corner of Lot 21 of "College Heights Addition", according to the plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington; thence South $89^{\circ}8'14''$ East along the North line of said College Heights Addition a distance of 235.27 feet to the true point of beginning of this description; thence from said true point of beginning continue South $89^{\circ}38'14''$ East along the North line of said College Heights Addition a distance of 462.24 feet to the Southeast corner of that certain tract conveyed to A. Elliott Johnson and Eileen Johnson, his wife and Keith S. Johnson and Alison R. Johnson, his wife, by deed recorded September 9, 1959, under Auditor's File No. 585258; thence North $0^{\circ}28'17''$ West along the East line of said Johnson tract a distance of 317.00 feet to the Northeast corner thereof; thence North $89^{\circ}38'14''$ West parallel to the South line of said Northwest 1/4 of the Northeast 1/4 and along the North line of said Johnson tract a distance of 267.62 feet; thence South $0^{\circ}21'46''$ West a distance of 146.97 feet; thence North $89^{\circ}38'14''$ West a distance of 190.0 feet; thence South $0^{\circ}21'46''$ West a distance of 170.0 feet to the true point of beginning.

TOGETHER WITH, a non-exclusive easement for ingress and egress over that portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, intersects the East right of way line of Windsor Drive which is the Northwest corner of Tract 21 of College Heights Addition, as per plat recorded in Volume 7 of Plats, page 101, records of Skagit County; thence South $89^{\circ}38'14''$ East along the North line of said College Heights Addition, a distance of 235.27 feet; thence North $0^{\circ}21'46''$ East 127.50 feet to the true point of beginning; thence continue North $0^{\circ}21'46''$ East 60 feet; thence North $89^{\circ}28'14''$ West 125 feet; thence South $0^{\circ}21'46''$ West 60 feet; thence South $89^{\circ}38'14''$ East 125 feet to the true point of beginning.



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Exhibit A

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pubic Utility District No 1 of Skagit County
Recorded: April 13, 1961
Auditor's No.: 606405
Purpose: Pipeline
Area Affected: Portion of Real Estate Under Search

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Dated: April 26, 1961
Recorded: May 5, 1961
Auditor's No.: 607271

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gwynne and Hulda Legro
Recorded: March 31, 1961
Auditor's No.: 605897
Purpose: Ingress and egress
Area Affected: Portion of Real Estate Under Search

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: College Heights Addition
Recorded: July 24, 1959
Auditor's No.: 583572
Affects: Show South line of Real Estate Under Search

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Forest Meadows Division No. 1
Recorded: July 27, 1978
Auditor's No.: 884375
Affects: Shows Portion of East line of Real Estate Under Search

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Woodridge
Recorded: July 30, 1980
Auditor's No.: 8007300016
Affects: Shows North line of Real Estate Under Search

