

When recorded return to:  
Steven P. Johnson  
14106 Avon Allen Road  
Mount Vernon, WA 98273



201402140054  
Skagit County Auditor \$75.00  
2/14/2014 Page 1 of 4 11:44AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020201

CHICAGO TITLE  
620020201

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William D. Krieger and Jannette B. Krieger, Trustees of the William D. Krieger and Jannette B. Krieger Trust, dated January 30, 2013

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven P. Johnson, an unmarried person

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

Lot 15, HALL PLACE SECOND ADDITION, according to the plat thereof, recorded in Volume 15 of Plats, pages 63 and 64, records of Skagit County, Washington as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Situated in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P102309 / 4594-000-015-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020201, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 12, 2014

William D. Krieger and Jannette B. Krieger Trust, dated January 30, 2013

BY: William D. Krieger  
William D. Krieger, Trustee

BY: Jannette B. Krieger  
Jannette B. Krieger, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014471  
FEB 14 2014

Amount Paid \$ 5,968.00  
Skagit Co. Treasurer  
By mm Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that William D. Krieger and  
Jannette B. Krieger

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (they) are authorized to execute the instrument and acknowledged it as the Trustees of the William D. Krieger and Jannette B. Krieger Trust, Dated January 30, 2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

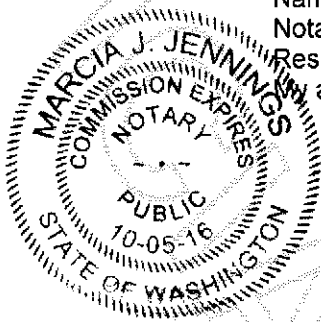
Dated: February 13, 2014 Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley WA

My appointment expires: 10/5/2016



201402140054

## 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 HALL PLACE FIRST ADDITION:

Recording No: 9001260030

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 18, 1989  
Auditor's No.: 8909180093, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: November 24, 1999  
Auditor's No(s): 199911240072, records of Skagit County, Washington  
In favor of: Walter E. Poppe and Barbara Poppe  
For: Drainage and utilities  
Affects: The South 20 feet of said Lot 15
4. Agreement, including the terms and conditions thereof, entered into;  
By: Individual property owners of Lots 13, 14 and 15  
Recorded: November 24, 1999  
Auditor's No.: 199911240072, records of Skagit County, Washington  
Providing: Maintenance of storm drainage system  
Affects: The South 10 feet of said premises
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment  
  
Recording Date: April 6, 2012  
Recording No.: 201204060085
6. 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.



201402140054

## EXHIBIT "A"

Order No.: 620020201

Lot 15, HALL PLACE SECOND ADDITION, according to the plat thereof, recorded in Volume 15 of Plats, pages 63 and 64, records of Skagit County, Washington.

TOGETHER WITH the South 14 feet of the following described Parcel A, which lies between the East and West boundary of lines of Lot 15, HALL PLACE SECOND ADDITION, according to the plat thereof, recorded in Volume 15 of Plats, pages 63 and 64, records of Skagit County, Washington, extended Northerly:

Parcel A:

The South 228 feet of the North 509.10 feet of the East 335 feet of the North 40 rods of the East 40 rods of the Northeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 3 East, W.M.

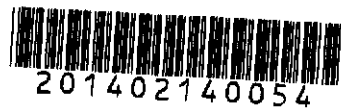
EXCEPT from the above described Parcel A the North 80 feet of the East 132.50 feet thereof.

AND EXCEPT the East 20 feet thereof for Dunbar Road.

AND ALSO EXCEPT ditch rights of way.

(Said Parcel A tract is also known as Tract C of Short Plat 24-72 as approved April 12, 1972).

Situated in Skagit County, Washington



201402140054

Skagit County Auditor  
2/14/2014 Page

4 of

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4 11:44AM