



201404220043

Skagit County Auditor

\$74.00

4/22/2014 Page

1 of

3 11:25AM

When recorded return to:

Eric J. Wade
2100 S. 18th Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021085

CHICAGO TITLE

620021085

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyler W. Johnson and Tina Marie Johnson, who acquired title as Tina Marie Schultz, each as their separate estate, who now appear of record as 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 Eric J. Wade, an unmarried person

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

Lot 1, "Plat of Blackburn Ridge Division No. 2," recorded October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.

Situate in Skagit County, Washington

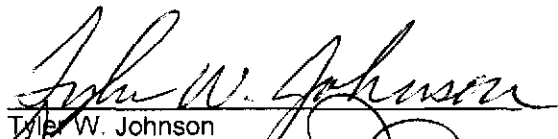
Abbreviated Legal: (Required if full legal not inserted above.)

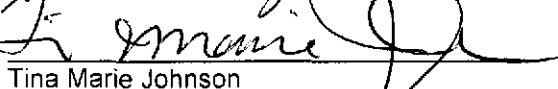
Tax Parcel Number(s): P117355, 4767-000-001-0000

Subject to:

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

Dated: April 18, 2014

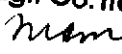

Tyler W. Johnson


Tina Marie Johnson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014/1301

APR 22 2014

Amount Paid \$ 3866.⁹¹
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

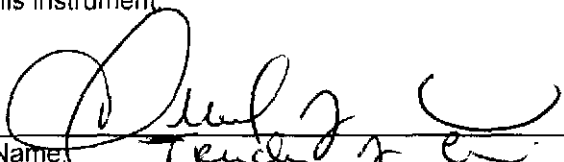
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Tyler W. Johnson + Tina Marie 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: 4-21-14


Name: Tina Marie Johnson
Notary Public in and for the State of WAsh
Residing at: Skagit
My appointment expires: 1-19-15



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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 **PLAT OF BLACKBURN RIDGE DIV. 2:**

Recording No: 200010310122

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 12, 2000
Recording No.: 200010120092

3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.

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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