



Skagit County Auditor 4/25/2014 Page 1 of 4 10:23AM \$75.00

When recorded return to: David Baumgardner and Lucinda Baumgardner 21760 Francis Lane Mount Vernon, WA 98273

Recorded at the request of: Guardian Northwest Title File Number: 107412

Statutory Warranty Deed

107412-1 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kenneth F. Johnson and Donna E. Johnson as Trustees of the Kenneth and Donna Johnson Revocable Trust Agreement dated May 31, 2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Baumgardner and Lucinda Baumgardner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Section 2, Township 34 North, Range 4 East; Ptn. Gov't Lot 5; SE NW; NE SW Section 3, Township 34 North, Range 4 East; Ptn. Gov't Lot 5

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): P23454, 340403-0-009-0004, P23431, 340402-2-001-0009, P23423, 340402-0-007-0007, P23432, 340402-3-001-0007

Dated 4/22/2014

Kenneth F. Johnson, Trustee

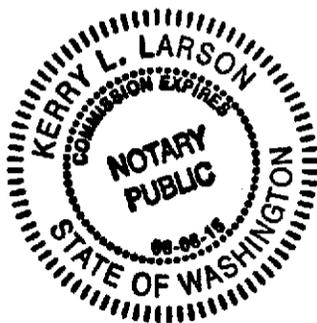
Donna E. Johnson, Trustee

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kenneth F. Johnson and Donna E. Johnson Trust, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4/23/2014

Kerry L. Larson, Notary Public in and for the State of Washington, Residing at Mount Vernon, My appointment expires: 08/06/2015



2014 1362 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

APR 25 2014 Amount Paid \$ 12,465.00 Skagit Co. Treasurer By [Signature] Deputy

Exhibit A

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 17, 1948
Recorded: September 22, 1948
Auditor's No.: 423060
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Location: A strip of land 10 feet in width

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: May 26, 1965
Auditor's No.: 666699
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same, on, over and through...
Area Affected: A strip of land 25.00 feet in width

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Un-named slough and Skagit River

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River

F. Any question which may arise regarding the boundaries of the subject property. Said boundary being tied to an un-named slough. The company has no knowledge as to whether or not there is more than one slough on the property and does not insure against any question which may arise because of said matter.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: April 2, 1991
Auditor's No.: 9104020032
Purpose: A pipe or line, along with necessary appurtenances for the transportation of water
Area Affected: A 20 foot wide strip of land

H. Any claim that the title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or The Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.



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I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 14, 2005
Auditor's No.: 200510140031
Regarding: Low Flow Mitigation Summary

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 14, 2005
Auditor's No.: 200510140032
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

K. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Kenneth F. Johnson, Trustee
Recorded: October 14, 2005
Auditor's No.: 200510140033

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 31, 2006
Auditor's No.: 200610310009
Regarding: Solid Waste Permit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

M. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 20, 2011
Auditor's No.: 201101200071
Regarding: Solid Waste Permit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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Escrow No.: 107412

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A:

Government Lot 5; AND the Southeast ¼ of the Northwest ¼; AND the Northeast ¼ of the Southwest ¼; All within Section 2, Township 34 North, Range 4 East W.M.;

EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated July 26, 1916 and recorded July 31, 1916, under Auditor's File No. 114479, records of Skagit County, Washington;

AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated June 30, 1950 and recorded February 19, 1951, under Auditor's File No. 457072, records of Skagit County, Washington;

AND ALSO EXCEPT that portion lying within the as built and existing County Road commonly known as "Francis Road";

AND ALSO EXCEPT that portion as conveyed to the State of Washington, the Department of Fish and Wildlife by Deed dated January 24, 2008 and recorded January 30, 2008, under Auditor's File No. 200801300069, records of Skagit County, Washington;

AND ALSO EXCEPT that portion as conveyed to Skagit County by Deed dated June 16, 2011 and recorded June 21, 2011, under Auditor's File No. 201106210077, records of Skagit County, Washington;

AND ALSO EXCEPT that portion as conveyed to Skagit County by Deed dated February 2, 2012 and recorded April 27, 2012, under Auditor's File No. 201204270089, records of Skagit County, Washington.

PARCEL B:

Government Lot 5; Section 3, Township 34 North, Range 4 East W.M.;

EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated July 26, 1916 and recorded July 31, 1916, under Auditor's File No. 114479, records of Skagit County, Washington;

AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated June 30, 1950 and recorded February 19, 1951, under Auditor's File No. 457073, records of Skagit County, Washington;

(legal description continued on next page)

AND ALSO EXCEPT that portion lying within the as built and existing County Road commonly known as "Francis Road";

AND ALSO EXCEPT that portion as conveyed to Skagit County by Deed dated June 16, 2011 and recorded June 21, 2011, under Auditor's File No. 201106210077, records of Skagit County, Washington;



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