



201406020120

Skagit County Auditor \$74.00
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When recorded return to:
Robert M. Baker
17343 Britt Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 107444

Statutory Warranty Deed

107444-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ross M. Johnson and Gary L. Johnson, each as his separate estate, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert M. Baker, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 34 North, Range 4; Ptn. NE SW (aka Ptn. Tr. A, SP #28-81)

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): P29303, 340431-3-003-0000

Dated 5-21-14

Ross M. Johnson

Gary L. Johnson

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 5-21-14

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2015



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 1897
JUN 02 2014

Amount Paid \$ 4027.80
Skagit Co. Treasurer
By mem Deputy

EXHIBIT A

That portion of Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington; being a portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, being described as follows:

Beginning at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 0°09'35" E along the East line of said Tract "A", a distance of 150.35 feet;
Thence S 89°50'25" W along a line perpendicular to said East line, a distance of 172.00 feet;
Thence N 0°09'35" W along a line parallel to said East line, a distance of 140.70 feet, more or less, to the North line of Tract "A" of said Short Plat No. 28-81, being also the South right-of-way line of the County Road commonly known as Britt Road;
Thence N 86°37'45" E along the North line of said Tract "A" and the South right-of-way line of said Britt Road right-of-way, a distance of 172.27 feet, more or less, to the point of beginning.



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Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: August 20, 1957
Purpose: Pipeline
Auditor's No. 555099
Area Affected: Not disclosed

B. 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: Short Plat 28-81
Recorded: June 4, 1981
Auditor's No.: 8106040030

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201306040001.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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