

When recorded return to:

Jeremy Clifton Johnson and Anna ML Johnson
1681 Barrell Springs Road
Bellingham, WA 98229



201407210117

Skagit County Auditor \$75.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245365063

LAND TITLE OF SKAGIT COUNTY

149371-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) David S Phillips, Jr. and Corrine F. Phillips, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Jeremy Clifton Johnson and Anna ML Johnson, a married couple

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

Tract 2 of Skagit County Short Plat No. 163-79, approved March 20, 1980, and recorded March 20, 1980, in Volume 4 of Short Plats, Page 54, under Auditor's File No. 8003200033, records of Skagit County, Washington; being a portion of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 12, Township 36 North, Range 3 East of W.M.
Situuate in County of Skagit, State of Washington

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

Tax Parcel Number(s): P47821, 360312-3-009-0006

Subject to:

- 1. Subject to: Exhibit "A" Attached hereto and made a part hereof.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

26142589
JUL 21 2014

Amount Paid \$ 5941.³⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

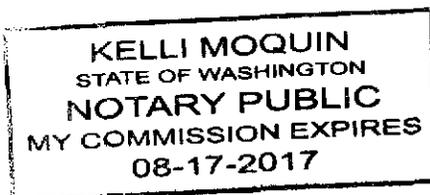
Dated: July 16, 2014

[Signature]

David S Phillips, Jr.

[Signature]

Corrine F. Phillips



State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that David S Phillips, Jr. and Corrine F. Phillips are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 07/18/2014

[Signature]

Kelli Moquin
Notary Public in and for the State of Washington
Residing at: Blaine, WA
My appointment expires: August 17, 2017



201407210117

EXCEPTIONS:

- A. Reservation and exception of a permanent right to use water to the capacity of a two inch pipe from the so-called Barrel Spring, contained in deed from Bloedel Donovan Timber Co., a corporation, dated April 7, 1943, filed May 17, 1943, under Auditor's File No. 362342 and recorded in Volume 189 of Deeds, page 54.
- B. Notes contained on the face of Short Plat No. 163-79, as follows:
 - 1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
 - 2. Short Plat number and date of approval shall be included in all deeds and contracts;
 - 3. Zoning – Residential;
 - 4. Sewage Disposal – Individual septic systems;
 - 5. Water – Barrel Spring (Lots 1 & 2), Private Well (Lot 3);
 - 6. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing this plat. The buyer should inquire and investigate as to the availability of said water;
 - 7. Lots 2 and 3 will be served by individual wells. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of an adjoining systems before constructing any building or drilling any wells and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.

C. REPAIR AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
 And: Paul Alan Barron
 Recorded: September 5, 1986
 Auditor's No.: 8609050058

D. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
 And: David S. & Corrine F. Phillips, Jr.
 Recorded: January 19, 1999
 Auditor's File No.: 9901190013
 Regarding:



EXCEPTIONS CONTINUED:

D. (Continued):

This parcel lies in or within 300 feet of land designated as agriculture by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise and odor. Skagit County has established agriculture as a priority use on designated agricultural lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.

E. WAIVER AND COVENANT NOT TO SUE, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: David S. Phillips, Jr. and Corrine F. Phillips
Recorded: January 19, 1999
Auditor's No.: 9901190014
Regarding: Construction within an area of 200 feet of a Skagit County designated natural resource land



Skagit County Auditor

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\$75.00
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