



201410080099

Skagit County Auditor

\$74.00

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When recorded return to:

Eric D. Warner and Mandy L. Warner
12930 Magnolia Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021789

CHICAGO TITLE

620021789

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard L. Johnson and Katherine M. Johnson, 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 D. Warner and Mandy L. Warner, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

A portion of PLAT OF PARK ADDITION TO CLEAR LAKE and a portion of Lot 3, SKAGIT
COUNTY SHORT PLAT NO. 51-81, as more fully described in Exhibit "A" which is attached hereto
and made a part hereof.

Tax Parcel Number(s): P75037 / 4143-007-001-0004, P111916 / 340402-3-009-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021789, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 3, 2014

Richard L. Johnson

Richard L. Johnson

Katherine M. Johnson

Katherine M. Johnson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20143775

OCT 08 2014

Amount Paid \$ 6,144.22

Skagit Co. Treasurer

By man Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Richard L. Johnson and Katherine M. Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 6, 2014

Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Salvo Woolley WA

My appointment expires: 10/5/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 9, 1990
Auditor's No(s): 9008090059, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The Westerly portion of said premises
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: June 5, 1990
Auditor's No(s): 9006050090, records of Skagit County, Washington
For: Road and utility purposes
Affects: The Easterly portion of said premises
3. Agreement, including the terms and conditions thereof, entered into;
By: Tom Stakkeland
And Between: Skagit County
Recorded: August 7, 1989
Auditor's No.: 8908070017, records of Skagit County, Washington
Providing: Conditional Agreement for mound fill sewage disposal system
4. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof
Recording Date: September 19, 1989
Recording No.: 8909190073
5. Mount Fill System Installation Conditional Agreement and the terms and conditions thereof
Recording Date: July 31, 1990
Recording No.: 9007310060
6. 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 SKAGIT COUNTY SHORT PLAT NO. 51-81:
Recording No: 8112170001
7. Terms and conditions of Boundary Line Adjustment Deed
Recording Date: September 5, 1997
Recording No.: 9709050071
8. Public or private easements, if any, over vacated portion of said premises.
9. 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.



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EXHIBIT "A"

Order No.: 620021789

For APN/Parcel ID(s): P75037 / 4143-007-001-0004 and P111916 / 340402-3-009-0400

PARCEL A:

The South 180 feet of Lot 2 of Block 5; TOGETHER WITH that portion of vacated Day Street lying Southerly of said Lot 2; TOGETHER WITH Lot 1 of Block 7 EXCEPT the South 123 feet thereof; TOGETHER WITH that portion of the West 26 feet of vacated Magnolia Street lying South of the Easterly extension of the North line of the South 180 feet of said Lot 2 and North of the Easterly extension of the North line of the South 123 feet of said Lot 1; TOGETHER WITH that portion of the East feet of the West 26 feet of vacated Magnolia Street lying South of the Easterly extension of the North line of the South 123 feet of said Lot 1;

ALL IN PLAT OF PARK ADDITION TO CLEAR LAKE, according to the plat thereof recorded in Volume 4 of Plats, page 39, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL A.1:

An easement for road and utility purposes over, under and through a 60 foot wide strip of land and a 90 foot diameter cul-de-sac, the centerline of which is described as follows:

Beginning at the Southeast corner of the West 1 foot of Lot 8, Block 8; thence North parallel with Magnolia Avenue to the Northeast corner of the West 1 foot of the South 180 feet of Lot 8, Block 6, which point is the terminus of the centerline of said 60 foot wide easement and which point is the center point of the 90 foot diameter cul-de-sac; all in Plat of Park Addition to Clear Lake, according to the plat thereof recorded in Volume 4 of Plats, page 39, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Lot 3, SKAGIT COUNTY SHORT PLAT NO. 51-81, approved December 16, 1981 and recorded December 17, 1981, in Volume 5 of Short Plats, page 147, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 2, (Southeast section corner);
Thence North 89 degrees 32'55" West 660.01 feet along the South line of said subdivision to the Southwest corner of the East 10.00 chains, (660.00 feet), of said subdivision;
Thence North 0 degrees 43'49" East 353.83 feet along the West line of said East 10.00 chains, (also being the East line of said Lot 3, Skagit County Short Plat No. 51-81), and also being the West line of the PLAT OF PARK ADDITION TO CLEAR LAKE, as per plat recorded in Volume 4 of Plats, page 39, records of Skagit County, Washington, to the Northwest corner of the South 123.00 feet of Lot 1, Block 7 of said Plat of Park Addition to Clear Lake, and being the true point of beginning;
Thence continue North 0 degrees 43'49" East 277.05 feet along said West line of the Plat of Park Addition to Clear Lake, to the Northwest corner of the South 180.00 feet of Lot 2, Block 5 of said Plat of Park Addition to Clear Lake;

Thence North 89 degrees 32'55" West 157.50 feet on a Westerly projection of the North line of said South 180 feet of Lot 2;

Thence South 0 degrees 43'49" West 277.05 feet parallel with the West line of said Plat of Park Addition to Clear Lake to a point bearing North 89 degrees 32'55" West from the true point of beginning;
Thence South 89 degrees 32'55" East 157.50 feet to the true point of beginning.

Situated in Skagit County, Washington.



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