

When recorded return to:  
Brian D. Johnson and Kathleen B. Johnson  
P.O. Box 380  
Anacortes, WA 98221



201410300093

Skagit County Auditor \$75.00  
10/30/2014 Page 1 of 4 3:19PM

Recorded at the request of:  
File Number: A108315

**Statutory Warranty Deed**

*A108315-1*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Lynn Russell Jolley and Sherry Montez Jolley, Co-Trustees of the Lynn Russell Jolley and Sherry Montez Jolley Amended and Restated Revocable Trust, dated February 5, 2004 and LOA Properties, LLC, a Nevada Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Brian D. Johnson and Kathleen B. Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lots 1 – 12, inclusive, and Lots 29 – 38, inclusive, Block 18, Fidalgo Bay Addn. (aka Lot 4 Survey)

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): P60720, 3841-018-038-0005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20144092*  
OCT 30 2014

Dated 10/17/2014

Lynn Russell Jolley and Sherry Montez Jolley  
Amended and Restated Revocable Trust

Amount Paid \$895.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

*Lynn Russell Jolley*  
By: Lynn Russell Jolley, Trustee

*Sherry Montez Jolley*  
By: Sherry Montez Jolley, Trustee

LOA Properties, LLC

*Sherry Jolley*  
By: Sherry Jolley, Manager

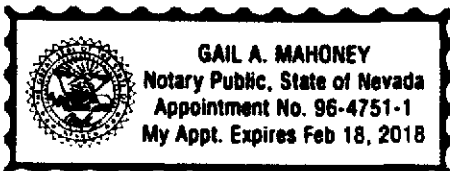
*Lynn Jolley*  
By: Lynn Jolley, Manager

STATE OF Nevada }  
COUNTY OF CLARK } SS:

I certify that I know or have satisfactory evidence that Lynn Russell Jolley and Sherry Montez Jolley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Lynn Russell Jolley and Sherry Montez Jolley Amended and Restated Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-23-2014

*Gail A. Mahoney*



Notary Public in and for the State of Nevada  
Residing at LAS VEGAS, NEVADA  
My appointment expires: 2-18-2018

STATE OF Nevada }  
COUNTY OF CLARK } SS:

I certify that I know or have satisfactory evidence that Sherry Jolley and Lynn Jolley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Managers of LOA Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-23-2014

Gail A. Mahoney

Notary Public in and for the State of Nevada  
Residing at LAS VEGAS, NEVADA  
My appointment expires: 2-18-2018



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**EXHIBIT A**

Lots 1 through 12, inclusive, and Lots 29 through 38, inclusive, Block 18, "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington:

TOGETHER WITH those portions of adjacent streets vacated and abandoned by operation of law, Skagit County Superior Court Cause No. 91-2-00133-5;

AND TOGETHER WITH an easement for ingress, egress and utilities as conveyed by documents recorded under Auditor's File Nos. 8910050002 and 9510240135.

EXCEPT any portion within a strip of land, 60 feet in width, lying Westerly of the following described line:

Commencing at the Southwest corner of Section 32, Township 35 North, Range 2 East of the Willamette Meridian; thence South 88° 03' 11" East along the South line of said Section 32, 1155.48 feet to the most Westerly right of way line of Highway 20; thence North 11° 37' 35" West 102.85 feet to the Southerly line of unconstructed Tennessee Avenue; thence South 88° 04' 49" East along said Southerly line 26.22 feet; thence North 32° 52' 12" West 124.22 feet; thence South 50° 42' 01" West 99.77 feet; thence South 63° 47' 42" West 158.03 feet; thence North 77° 14' 12" West 192.49 feet, more or less, to the Easterly right of way line of a City of Anacortes water line easement recorded under Auditor's File No. 242886, records of Skagit County, Washington; thence North 26° 45' 57" West, 774.47 feet, more or less, along said Easterly right of way line to a point located within Wall Street East of the centerline of Block 18 (Bearing South 88° 05' 29" East) to the true point of beginning of this description; thence North 26° 45' 57" West, 501.60 feet; thence North 46° 36' 05" West, 118.17 feet, more or less, to a point on the Northerly line of Block 20.

(Also known as Lot 4 of Survey recorded under Auditor's File No. 200406150150.)

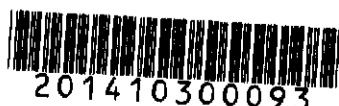


EXHIBIT B

EXCEPTIONS

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: April 20, 1951  
Auditor's No.: 459750  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: October 23, 1996  
Auditor's No.: 9610230048  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John L. Miller and Margaret K. Miller  
Recorded: October 31, 1997  
Auditor's No.: 9710310050  
Purpose: Ingress, egress and utilities

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey  
Recorded: June 15, 2004  
Auditor's No.: 200406150150

E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 22, 1991  
Auditor's No.: 9104220048  
Executed By: John L. Miller and Margaret K. Miller, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: September 12, 1991, August 27, 1992, November 19, 1993, April 28, 1995, October 24, 1995, July 12, 1996, April 3, 1997, June 20, 2002, June 25, 2004, December 10, 2010 and July 22, 2011  
Auditor's Nos.: 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052, 200206200141, 200406250107, 201012100104 and 201107220084

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey  
Recorded: September 28, 1972  
Auditor's No.: 865716



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