



201411210184

Skagit County Auditor \$74.00  
11/21/2014 Page 1 of 3 3:24PM

When recorded return to:  
Kristine Abshire  
996 Bannock Place  
La Conner, WA 98257

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108242

**Statutory Warranty Deed**

A108242  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kirby Johnson and Pamela Johnson, who is also known of record as Pamela A. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kristine Abshire, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 10, Kwonesum

Tax Parcel Number(s): P81101, 4388-000-010-0002

Lot 10, "PLAT OF KWONESUM", as per plat recorded in Volume 12 of Plats, page 39, records of Skagit County, Washington.

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 "A" attached hereto

Dated 11/07/2014

Kirby Johnson  
Kirby Johnson

Pamela Johnson  
Pamela Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144440  
NOV 21 2014

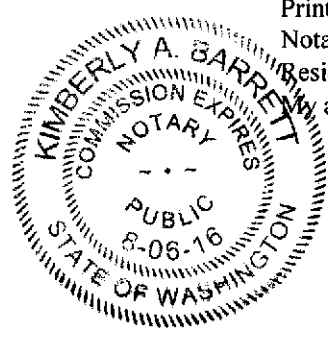
Amount Paid \$ 2,230.<sup>00</sup>  
Skagit Co. Treasurer  
By nam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kirby Johnson and Pamela Johnson, 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: 11-7-14

Kimberly A. Barrett  
Printed Name: Kimberly A. Barrett  
Notary Public in and for the State of Washington  
Residing at Oake Harbor  
appointment expires: Aug 6, 2016



# EXHIBIT A

## EXCEPTIONS:

- A. Any question that may arise due to shifting or changing in the course of the Swinomish Channel.
- B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Kwonesum  
Recorded: December 13, 1978  
Auditor's No.: 892992

- C. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

Declaration Dated: May 27, 1980  
Recorded: May 27, 1980  
Auditor's No.: 8005270045  
Executed By: Kwonesum Associates

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 12, 2003  
Recorded: December 15, 2003  
Auditor's No.: 200312150158

- D. Well site covenants and restrictions contained in instrument recorded under Auditor's File No. 7911280020.

E. Said lands lie within the Swinomish Indian Reservation and may be subject to governmental regulation by the Swinomish Tribe of Indians.

- F. EASEMENTS, AND THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Puget Sound Power & Light Company  
Purpose: Construct, operate, maintain, etc. an underground electric transmission and/or distribution system, together with rights of ingress and egress, and rights to remove trees, bushes or other obstructions

Recorded: March 3, 1986  
Auditor's Nos.: 8603030056  
Affects:

- a. All streets as constructed or to be constructed within the "Plat of Kwonesum." (This clause to become null and void when said streets are dedicated to the public.)
- b. The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts as delineated on the "Plat of Kwonesum."



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

Recorded: April 18, 2006  
Auditor's No.: 200604180037  
Regarding: Setback Reduction

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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