



201501200061

Skagit County Auditor

\$74.00

1/20/2015 Page

1 of

3 11:31AM

When recorded return to:

Bradley A Felger and Susan Hanneman
15060 Fir Island Road
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.: 620022598

CHICAGO TITLE

620022598

STATUTORY WARRANTY DEED

THE GRANTOR(S) Deborah A Johnson, an unmarried woman, also shown of record as Deborah Ann Johnson, as her separate estate

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

in hand paid, conveys, and warrants to Bradley A Felger, an unmarried man and
and Susan Hanneman, an unmarried woman

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

That portion of the Southwest Quarter of the Southwest Quarter and of Government Lot 8, Section 10, Township 33 North, Range 3 East of the Willamette Meridian, lying Northwesterly of the Northwesterly right of way line of the presently used Fir Island Road No. 4020 (formerly known as Permanent Highway No. 12 and as Brown Slough - Sk Ri Rd. #L11) as conveyed to Skagit County by Deeds recorded under Auditor's File Nos. 203212, 203213, 550684 and 816907, records of Skagit County, Washington, and lying Southwesterly of the North Fork Road (also known as Chilberg Road No. 4220) as conveyed to Skagit County by Deeds recorded under Auditor's File Nos. 550684, 553040, 552835, and 555855, records of Skagit County, Washington;

EXCEPT Dike District No. 13 right of way and land as acquired by Skagit County Superior Court Cause No. 3054, and by Deeds recorded under Auditor's File No. 77074 and 467598, records of Skagit County, Washington;

AND EXCEPT that portion thereof lying within the South 50 rods (825 feet) of said Southwest Quarter of the Southwest Quarter;

EXCEPT from the above described premises, that portion lying within the boundaries of that certain tract conveyed to the State of Washington, the Department of Game, by Deed dated July 1, 1971 and recorded July 1, 1971, under Auditor's File No. 754819, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P15643, 330310-0-025-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2015 197

JAN 20 2015

Amount Paid \$6858.00

Skagit Co. Treasurer

By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 6, 2015

Deborah Ann Johnson
Deborah Ann Johnson

State of WA

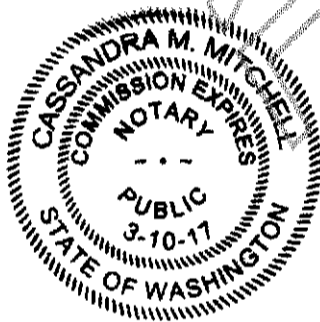
County of Skagit

I certify that I know or have satisfactory evidence that

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

Dated: 1-8-15

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17



DOCUMENT



201501200061

EXHIBIT "A"
Exceptions

1. Title Notification - Property Designated Agricultural Resource Lands and the terms and conditions thereof
Recording Date: April 9, 1998
Recording No.: 9804090083
2. Native Growth Protection Area - Critical Areas Site Plan and the terms and conditions thereof
Recording Date: May 4, 1998
Recording No.: 9805040111
3. Title Notification - Special Flood Hazard Area and the terms and conditions thereof
Recording Date: October 7, 2002
Recording No.: 200210070172
4. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof
Recording Date: October 7, 2002
Recording No.: 200210070173
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. 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.

