

**When recorded return to:**

Diane Elizabeth Johnson and Mark Paul Johnson  
1099 Homestead Drive  
Burlington, WA 98233



201503230127

Skagit County Auditor

\$75.00

3/23/2015 Page

1 of

4 4:22PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023428

**CHICAGO TITLE**

**620023428**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher P. Kennedy and Catherine M. Kennedy, 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 Diane Elizabeth Johnson and Mark Paul Johnson, Wife and  
Husband

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

Lot 37, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under  
Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No.  
200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

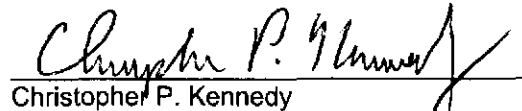
Abbreviated Legal: (Required if full legal not inserted above.)

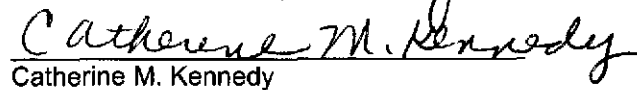
Tax Parcel Number(s): P122281, 4846-000-037-0000

Subject to:

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

Dated: March 20, 2015

  
Christopher P. Kennedy

  
Catherine M. Kennedy

2015 889  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 23 2015

Amount Paid \$ 4898.22  
Skagit Co. Treasurer  
By  Deputy

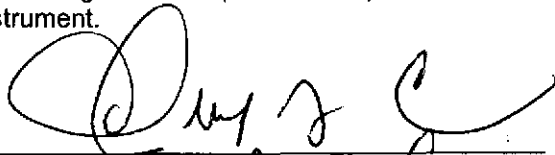
STATUTORY WARRANTY DEED

(continued)

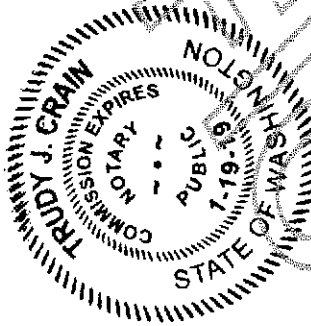
State of Washington  
County of Skanan

I certify that I know or have satisfactory evidence that  
Christopher P. Kennedy + Catherine M. Kennedy  
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: 03-20-15



Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Orlinda  
My appointment expires: 1-19-19



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 11, 2004  
Auditor's No(s): 200410110031, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:  
  
Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
  
Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way  
  
Said instrument is a re-recording of instrument (s);  
Recorded: July 26, 2004  
Auditor's File No(s): 200407260154, records of Skagit County, Washington
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Burlington  
Recording Date: October 8, 2003  
Recording No.: 200310080008  
Affects: Southerly 30 feet of said premises  
  
Note: Easement is also delineated on the face of said plat
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 **HOMESTEAD PLACE:**  
  
Recording No: 200412010051 and amended under 200505060135
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: December 14, 2004  
Auditor's No(s): 200412140045, records of Skagit County, Washington  
Executed By: Homestead NW Dev. Co.
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 14, 2004  
Auditor's No(s): 200412140045, records of Skagit County, Washington  
Imposed By: Homestead Place Owners Association
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 13, 1991  
Auditor's No(s): 9106130064, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

A right-of-way 5 feet in width having 2.5 feet of such width on each side of a centerline

## EXHIBIT "A"

Exceptions  
(continued)

described as follows:

Beginning at a point on the East line of the above described property that is 42.02 feet South of the Northeast corner thereof; Thence West 15 feet to its terminus.

NOTE: Easement is also delineated on the face of said plat.

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Assessments, if any, levied by Homestead Place Owner's Association.