



201503240042

Skagit County Auditor

\$74.00

3/24/2015 Page

1 of

3 10:33AM

When recorded return to:
Bonnie J Bodin-Johnson
18416 Valentine Road
Mount Vernon, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109053

Statutory Warranty Deed

A109053-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Joan E. Veatch, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bonnie J. Bodin Johnson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 5, Township 33 North, Range 3 East; Ptn. SW NE aka Lot A 96-008

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): P15436, 330305-1-001-0000

Dated 3/19/2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 894
MAR 24 2015

Joan E. Veatch

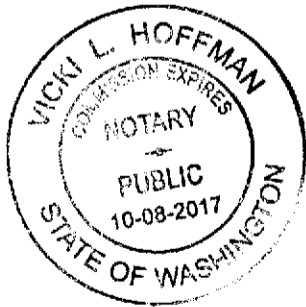
Amount Paid \$ 887.²⁰
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joan E. Veatch, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-23-15

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017



Order No:

EXHIBIT A

Lot A of Skagit County Short Plat No. 96-008, approved December 10, 1996, recorded December 31, 1996 in Volume 12 of Short Plats, page 173, under Auditor's File No. 9612310184, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 33 North, Range 3 East, W.M.;

TOGETHER WITH a 20 foot access and utility easement across Lot B of said Skagit County Short Plat No. 96-008, as delineated on the face of said short plat;

AND TOGETHER WITH an exclusive easement for ingress and egress, over, under and across the South 20 feet of Lot B of said Short Plat No. 96-008, as reserved within that instrument recorded under Skagit County Auditor's File No. 9901290142;

AND ALSO TOGETHER WITH an easement for utilities (water, sewer, electric, telephone and gas) over, under and across the North 10 feet of Lot B of said Short Plat No. 96-008, as reserved within that instrument recorded under Skagit County Auditor's File No. 9901290142.

EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: August 5, 1986
Recorded: August 15, 1986
Auditor's No.: 8608150052
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

Name: Short Plat No. 96-008
Recorded: December 31, 1996
Auditor's No.: 9612310184

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

Recorded: October 2, 1995
Auditor's No.: 9510020108
Regarding: Special Use Permit for bed and breakfast use

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.

D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Laura Mae Engebretsen, as her separate property
Recorded: January 29, 1999
Auditor's No.: 9901290142
As Follows:

An exclusive easement for ingress and egress, over, under and across the South boundary of Lot B for the benefit of Lot A, which easement shall not be less than 20 feet in width, but in any event not less than Skagit County requirements for legal access to permit the continued use of Lot A for a "bed and breakfast" business.

Seller shall have an easement to continue to utilize the existing driveway access over and across Lot B for the benefit of Lot A until such time as Buyer shall construct another roadway to replace the current access to Lot A.

An easement for utilities (water, sewer, electric, telephone and gas) over, under and across the North 10 feet of Lot B, which easement shall be for the benefit of Lot A.

Seller shall indemnify and hold Buyers harmless from any and all claims, demands, damages, actions, and cause of action arising out of use of the easements and driveway by Seller's guests and business invitees.

The covenants and agreements herein contained shall survive closing, and shall be binding upon the successors and assigns of both Seller and Buyers.