

When recorded return to:  
Daan van Alderwerelt and Simone van Anrooy Spiess Trust  
3107 Oakes Avenue  
Anacortes WA 98221



201504010053

Skagit County Auditor \$73.00  
4/1/2015 Page 1 of 2 3:21PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109064

### Statutory Warranty Deed

*A109064*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR TMS Johnson, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daan van Alderwerelt and Simone van Anrooy Spiess, Trustees of the Daan van Alderwerelt and Simone van Anrooy Spiess Trust dated January 29, 1997 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 8, all of Lots 9 and 10, Block 602, Northern Pacific Addn. to Anacortes

Tax Parcel Number(s): P119375, 3809-602-010-0100

The West 1/2 of Lot 8, and all of Lots 9 and 10, Block 602, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

(Also shown of record as Parcel "B", of that Survey recorded under Skagit County Auditor's File No. 200801150094.)

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 per Exhibit "A" attached hereto

Dated 3/30/2015

TMS Johnson, LLC

By: Eino Mike Johnson, Member

By: Terry Lee Johnson, Member

By: Shaun Michael Johnson, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20151027*

APR 01 2015

Amount Paid \$ *984.00*

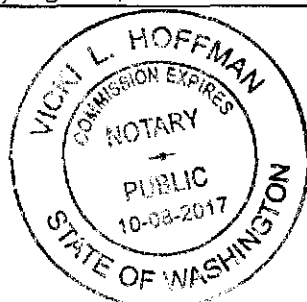
Skagit Co. Treasurer

By *ham* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eino Mike Johnson, Terry Lee Johnson and Shaun Michael Johnson are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of TMS Johnson, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-31-15



*Vicki L. Hoffman*  
Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

## EXHIBIT A

### EXCEPTIONS:

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

Recorded:	November 24, 1954
Auditor's No.:	509693
Executed By:	Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Survey
Recorded:	December 18, 2007
Auditor's No.:	200712180062

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Survey
Recorded:	January 15, 2008
Auditor's No.:	200801150094