

When recorded return to:
Michael J. Tarr and Beth-Allen Edwards-Tarr
19195 Dry Slough Road
Mount Vernon, WA 98273



201504230077
Skagit County Auditor
4/23/2015 Page 1 of 3 3:40PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021497

CHICAGO TITLE
620021497

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mitchell F. Johnson and Cynthia K. Johnson, 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 Michael J. Tarr and Beth-Allen Edwards-Tarr, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Tract A, Skagit County Short Plat No. 5-80, as more fully described in Exhibit "A"
which is attached hereto and made a part hereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P15774 / 330312-2-004-0105, P128636 / 330312-2-005-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021497, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: April 21, 2015

Mitchell F. Johnson
Mitchell F. Johnson

Cynthia K. Johnson
Cynthia K. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151329

APR 23 2015

Amount Paid \$9083.00

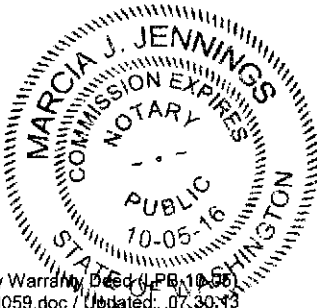
Skagit Co Treasurer

By mem Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Mitchell F. Johnson and Cynthia K. Johnson
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: April 23, 2015



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Seelye - Woolley, WA
My appointment expires: 10/15/2016

SCHEDULE "B"

Exceptions

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	December 17, 1929
Recording No.:	229410
Affects:	Portion of said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Clarneca B. Olumd, et us, et al
Purpose:	Ingress and egress
Recording Date:	July 6, 1970
Recording No.:	740894 and 744265
Affects:	Portion of said premises
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 5-80:

Recording No: 8005020015
4. Terms and conditions of Quit Claim Deed

Recording Date: December 8, 1995
Recording No.: 9512080071
As follows:
"Grantees, for themselves, their heirs and assigns, covenant with Grantors, their heirs and assigns, that Grantees, from time to time but all at reasonable times after the effective date of this instrument, will share in the reasonable costs of the repair and maintenance of the easement road herein granted, on a 50-50 basis, such that said road is maintained in a proper, substantial and workmanlike manner.
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO PL04-0614:
Recording No: 200801180156
6. Road Maintenance Declaration and the terms and conditions thereof

Recording Date: January 18, 2008
Recording No.: 200801180158
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BOUNDARY LINE ADJUSTMENT SURVEY:
Recording No: 200910190111

SCHEDULE "B"

Exceptions
(continued)

8. Terms and conditions of Quit Claim Deed for Boundary Line Adjustment
- Recording Date: October 19, 2009
Recording No.: 200910190109 and 200910190110
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Hubert C. Johnson, a single man and Rand N. Johnson, a single man
Purpose: Ingress, egress and utilities
Recording Date: July 13, 2009
Recording No.: 200907130206
Affects: Portion of said premises
10. City, county or local improvement district assessments, if any.
11. 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.