



201504240068

Skagit County Auditor \$74.00  
4/24/2015 Page 1 of 3 11:31AM

When recorded return to:  
Cody Allen Johnson, a single person  
5591 State Route 20  
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500025808

CHICAGO TITLE  
**500025808 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Noretap, a Washington General Partnership  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cody Allen Johnson, a single person  
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The West 300 feet of the Northeast Quarter of the Southeast Quarter, lying south of the Samish River and North of the old abandoned County Road, in Section 5, Township 35 North, Range 4 East of the W.M.

Also, the East 100 feet of that portion of the Northeast Quarter of the Southwest Quarter of Section 5, Township 35 North, Range 4 East of W.M., lying between the Samish River and the Railroad right of way.

Situated in Skagit County, Washignton.

PARCEL B:

A non-exclusive easement for road purposes, ingress and egress as granted by instruments recorded July 25, 1966 and December 30, 1966 under Auditor's File Nos. 685920 and 692836, respectively.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P35833 / 350405-4-005-0015, P35811 / 350405-3-002-~~0002~~ <sup>0002</sup>

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151346  
APR 24 2015

Amount Paid \$ 183.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 21, 2015

Noretap, a Washington General Partnership

BY: Peter J. Poeschel Partner  
Peter J. Poeschel, Partner

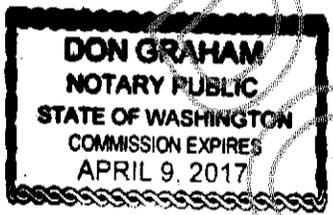
BY: Ronald Schultz Partner  
Ronald Schultz, Partner

State of Washington  
Snohomish County of Snohomish

I certify that I know or have satisfactory evidence that Peter J Poeschel  
And Ronald Schultz  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Partners of Noretap to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 23, 2015

Don Graham  
Name: Don GRAHAM  
Notary Public in and for the State of WA  
Residing at: Bethell, WA  
My appointment expires: 4-9-17



**EXHIBIT "A"**  
Exceptions

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

Granted to: Harry Osborne and Mae Osborne, husband and wife  
Purpose: Road  
Recording Date: July 25, 1966  
Recording No.: 685920  
Affects: Southerly 30 feet

2. Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 8, 2010  
Recording No.: 201009080058

3. 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.