



201504270106

Skagit County Auditor \$75.00
4/27/2015 Page 1 of 4 11:35AM



201504230077

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

When recorded return to:

Michael J. Tarr and Beth-Allen Edwards-Tarr
19195 Dry Slough Road
Mount Vernon, WA 98273

Filed for record at the request of:

**CHICAGO TITLE
COMPANY**

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

****RE-RECORD TO ATTACH LEGAL******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.

Situating 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

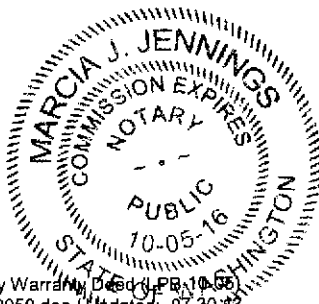
Mitchell F. Johnson
Mitchell F. Johnson
Cynthia K. Johnson
Cynthia K. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151329
20151374
APR 27 2015
APR 28 2015

State of Washington
County of Skagit

Amount Paid \$
By mm Skagit Co. Treasurer
Deputy
Amount Paid \$9083.00
By mm Skagit Co. Treasurer
Deputy

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: Sedro-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.

EXHIBIT "A"

Order No.: 620021497

For APN/Parcel ID(s): P15774 / 330312-2-004-0105 and P128636 / 330312-2-005-0400

That portion of Tract A, Skagit County Short Plat No. 5-80, approved May 1, 1980 and recorded May 2, 1980, in Volume 4 of Short Plats, page 75, under Auditor's File No. 8005020015, records of Skagit County, Washington, and also a portion of Tract 3, Skagit County Short Plat No. PL04-0614, approved January 16, 2008 and recorded January 18, 2008, under Auditor's File No. 200801180156, records of Skagit County, Washington, said portions being described as follows:

Beginning at the Northwest corner of Section 12, Township 33 North, Range 3 East, W.M.;
Thence North 89 degrees 55'45" East 647.60 feet along the North line of said Section 12;
Thence South 00 degrees 24'17" West 1061.53 feet;
Thence South 38 degrees 35'46" East a distance of 15.98 feet;
Thence South 00 degrees 05'08" West a distance of 49.16 feet;
Thence South 81 degrees 09'00" East a distance of 162.44 feet;
Thence South 69 degrees 08'41" East a distance of 64.51 feet to the TRUE POINT OF BEGINNING;
Thence North 69 degrees 08'41" West a distance of 64.51 feet;
Thence North 81 degrees 09'00" West a distance of 162.44 feet;
Thence North 00 degrees 05'08" East a distance of 49.16 feet;
Thence North 38 degrees 35'46" West a distance of 57.58 feet;
Thence South 84 degrees 32'22" West a distance of 68.57 feet;
Thence South 37 degrees 23'22" West a distance of 162.37 feet;
Thence South 19 degrees 34'46" West a distance of 160.73 feet to the North line of Exception (2) as shown on said Skagit County Short Plat No. 5-80 and on said Skagit County Short Plat No. PL04-0614 (also as described in a Quit Claim Deed from Skagit County to Rand N. Johnson dated February 13, 1989, and recorded under Auditor's File No. 8903170002, records of Skagit County, Washington);
Thence North 89 degrees 54'36" East a distance of 438.48 feet along said North line to the Northeast corner thereof;
Thence continue North 89 degrees 54'36" East a distance of 39.05 feet to a point that is South 00 degrees 04'15" East from the TRUE POINT OF BEGINNING;
Thence North 00 degrees 04'15" West a distance of 144.10 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.