

When recorded return to:

Richard Linton
313 S. Cobb
Arlington, WA 98223



201506240051

Skagit County Auditor

\$74.00

6/24/2015 Page

1 of

3 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024276

CHICAGO TITLE

620024276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pamela A. Johnson, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Richard Linton, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, Plat of Tillinghast / Dalan Estates, as per plat recorded on October 29, 2004 under Auditor's
File No. 200410290108, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

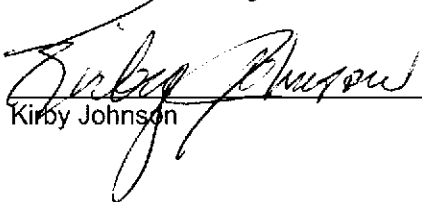
Tax Parcel Number(s): P122295 / 4845-000-006-0000

Subject to:

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

Dated: June 12, 2015


Pamela A. Johnson


Kirby Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152350

JUN 24 2015

Amount Paid \$ 1,696.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of

Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Pamela A Johnson + Kirby Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated:

6-15-15

Name:

Trudy J Crain
Notary Public in and for the State of Wash

Residing at:

Albion
My appointment expires: 1-9-19

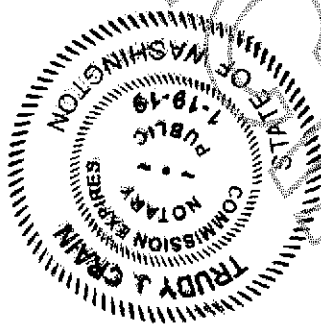


EXHIBIT "A"
Exceptions

1. 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 Plat of Tillinghast / Dalan Estates.

Recording No.: 200410290108

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 29, 2004

Recording No.: 200410290108

Matters shown: Encroachment of a fence onto the Northerly portion of said premises by approximately 0.5 feet

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Executed by: Pamela Johnson

Recording Date: October 29, 2004

Recording No.: 200410290109

4. Dues, charges and assessments, if any, levied by Tillinghast / Dalan Estates Homeowner's Association
5. Assessments, if any, levied by City of LaConner.
6. City, county or local improvement district assessments, if any.

13. Easement and Maintenance Agreement reserved by Deed for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: non-exclusive easement for ingress, egress and utilities and maintenance
Recording Date: May 15, 2015
Recording No.: 201505150102

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

Granted to: Richard P. Cushing and Donna K. Cushing, owners of Lot 5, their heirs, personal representatives, successors in interest, and assigns
Purpose: ingress and egress and maintenance
Recording Date: June 23, 2015
Recording No.: 201506230099
Affects: a portion of said premises