

When recorded return to:
Mr. and Mrs. Robert E. Mercer
P.O. Box 191
Rockport, WA 98283



201506290031

Skagit County Auditor \$74.00
6/29/2015 Page 1 of 3 9:08AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151809-OAE ✓

Grantor: David L. Johnson
Grantee: Robert E. Mercer and Rohanna Mercer
Tax Parcel Number(s): P44717/350926-0-024-0002
Abbreviated Legal: Ptn SE SE, 26-35-9 E W.M.

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) DAVID L. JOHNSON, A MARRIED MAN AS HIS SEPARATE PROPERTY for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **ROBERT E. MERCER AND ROHANNA MERCER, HUSBAND AND WIFE GRANTEE(S)** the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

Subject property is not grantor's primary residence

SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 151809-OAE

ALSO SUBJECT TO: Grantees agree that there will be no cutting, removal or harvesting of any evergreen trees on the property until after final payoff of note and deed of trust in favor of the grantor being recorded simultaneously with this deed. Any concerns or knowledge of hazard or danger trees (with likelihood to cause damage to structures or risk of life), shall be brought to the attention of the grantor and with written permission from the grantor, grantee will be responsible for the removal of such trees at grantee's cost. Grantee will have rights to the wood.

ALSO SUBJECT TO: Grantees agree to allow grantor and spouse the continued use and access to the trailer/cabin, located at the northwest corner of the property, which includes the use and cost of water and power, until the employment retirement of seller's wife Bonnie Brigham. Grantor agrees to the maintenance of water line from house to cabin and general maintenance of the access road. Grantees and Grantor agree that the use and occupancy of the trailer/cabin shall only be for the grantor's personal use and will not be sub-let or allowed use by any other occupants. Grantees agree that all contents of the trailer/cabin belong to grantor.

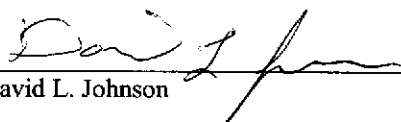
ALSO SUBJECT TO: Grantees agree to not make any major changes, remodels or destruction of or to any valuable buildings or structures without plans for such improvements.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2428

JUN 29 2015

Dated June 23, 2015

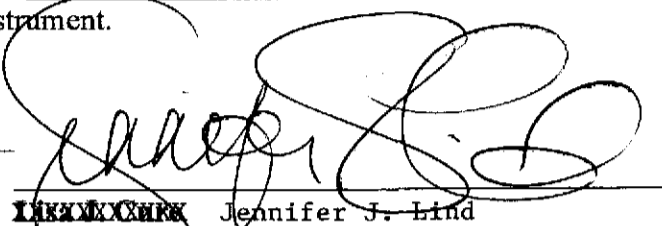

David L. Johnson

Amount Paid \$ 1,040.82
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
COUNTY Skagit } SS:
OF _____

I certify that I know or have satisfactory evidence that **David L. Johnson**
the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge (his/her) free and voluntary act for
it to be _____ the
uses and purposes mentioned in this instrument.

Dated 6/23/2015
:



~~MISS XXXXX~~ Jennifer J. Lind
Notary Public in and for the WA
State of _____
Residing ~~Mount Vernon~~ Bow
at _____
My appointment ~~7/16/2018~~
expires: 10/01/2018



EXHIBIT A

DESCRIPTION:

The East 145 feet of the following described tract of land:

Part of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot, where the North line of the county road (as said county road existed on December 8, 1917) intersects the same;
thence South $65^{\circ}13'$ West along said North line of the county road, a distance of 342.7 feet;
thence North $25^{\circ}17'$ West 311 feet;
thence North $91^{\circ}31'$ East 451.2 feet;
thence South 204 feet to the point of beginning;

EXCEPT that portion thereof conveyed to Skagit County for road by deed recorded under Auditor's File No. 610800, records of Skagit County, Washington; and

ALSO EXCEPT that portion thereof, if any, lying within the boundaries of the State Highway right of way.

TOGETHER WITH Part of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot, where the North line of the county road (as said county road existed December 8, 1917) intersects the same;
thence South $65^{\circ}13'$ West along the North line of said road to a point that is 145 feet West of (measured perpendicularly) the East line of said Government Lot, which is the true point of beginning of this description;
thence from said point of beginning run North 40 feet;
thence Southwesterly in a straight line to a point on the North line of the said county road which is 20 feet Westerly along said North line of the road, from the point of beginning;
thence Northeasterly along the road 20 feet to the point of beginning.

ALSO TOGETHER WITH that portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M. described as follows:

Beginning at the Northeast corner of Tract A as shown on survey filed in Volume 14 of Surveys, page 80, under Auditor's File No. 9305060112, records of Skagit County, Washington;
thence South $81^{\circ}27'30''$ West along the North line of said Tract A, a distance of 184.81 feet;
thence South $43^{\circ}09'57''$ East, a distance of 214.06 feet to the Northerly line of Tract B as shown on said survey;
thence North $46^{\circ}50'03''$ East along said Northerly line of Tract B, a distance of 50.00 feet to the East line of said Tract A and the Northerly most corner of Tract B;
thence North $00^{\circ}03'30''$ West along the East line of Tract A, a distance of 149.37 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.