



201506290129

Skagit County Auditor \$73.00
6/29/2015 Page 1 of 2 3:17PM

When recorded return to:
John Hargrove and Kimberly Hargrove
16461 Donelley Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 109586

Statutory Warranty Deed

109586
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Anita K. Johnson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Hargrove and Kimberly Hargrove, a married couple the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:

Section 14, Township 34 North, Range 3 East; Ptn. SE NW

Tax Parcel Number(s): P21951, 340314-2-011-0004

The West 277.6 feet of the East 386.2 feet of the South 492 feet of the East half of the Southeast quarter of the Northwest quarter, Section 14, Township 34 North, Range 3, E.W.M., EXCEPT County road.

ALSO EXCEPT The West 138.8 feet of the East 247.4 feet of the South 492 feet of the Southeast quarter of the Northwest quarter of Section 14, Township 34 North, Range 3, E.W.M., EXCEPT County road right of way.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 6-29-15

Anita Kay Johnson
Anita Kay Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2446
JUN 29 2015

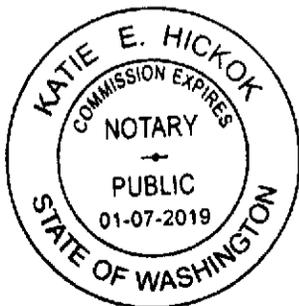
Amount Paid \$ 361.⁰⁰
Skagit Co Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 6-29-15

[Signature]
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019



SCHEDULE "B-1"

EXCEPTIONS:

A REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 18, 2007
Auditor's No.: 200705180122
Regarding: Water line on Donnelly Road

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.