

When recorded return to:
Lucia Christie
P.O. Box 1646
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109589



201507310085

Skagit County Auditor \$74.00
7/31/2015 Page 1 of 3 10:59AM

Statutory Warranty Deed

THE GRANTORS Shaun M. Johnson and Sundee M. Johnson, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Lucia Christie, a single woman the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Ptn. Lots 3 and 4, Island View Park

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): **P57532, 3798-000-004-0006**

Dated 7/28/2015

Shaun M Johnson

Sundee M Johnson

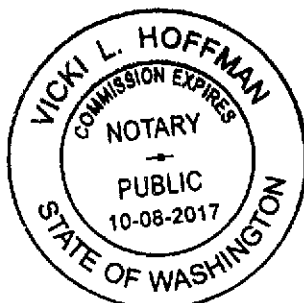
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3004
JUL 31 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$6,324.⁰⁰
Skagit Co. Treasurer
By man Deputy

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

Date: 7-29-15



Vicki L Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of
Residing at Coupeville, WA
My appointment expires: 10/08/2017

Washington

EXHIBIT A

Lot 3 of Boundary Line Adjustment Survey recorded December 17, 2003 under Auditor's File No. 200312170079, records of Skagit County, Washington, described as follows:

That portion of Lots 3 and 4, "ISLAND VIEW PARK, ANACORTES, WASHINGTON", according to the plat recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington, being particularly described as follows:

Commencing at the Northeast corner of said Lot 3; thence South $0^{\circ}7'04''$ East, a distance of 150.81 feet along the East line of said Lot 3 to the true point of beginning; thence North $90^{\circ}00'00''$ West, a distance of 25.14 feet; thence North $58^{\circ}12'14''$ West, a distance of 105.63 feet; thence South $31^{\circ}4'21''$ West, a distance of 38.10 feet; thence South $47^{\circ}00'00''$ West, a distance of 46.00 feet; thence South $0^{\circ}00'00''$ West, a distance of 52.62 feet; thence South $45^{\circ}19'52''$ East, a distance of 11.48 feet to the Southerly lines of said Lot 4; thence Easterly along the Southerly lines of said Lots 4 and 3 to the most Southerly corner of said Lot 3; thence North $58^{\circ}23'42''$ East, a distance of 115.25 feet, more or less, along the line of said Lot 3 to the Southeasterly corner of said Lot 3; thence North $0^{\circ}27'04''$ West, a distance of 14.50 feet along said East line of Lot 3 to the true point of beginning.

EXHIBIT B

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Island View Park
Recorded: May 19, 1955
Auditor's No.: 518099

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: May 19, 1955
Recorded: May 24, 1955
Auditor's No.: 518307

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: December 7, 1959
Auditor's No. 528595
Purpose: Drainage purposes
Area Affected: A 5 foot strip

D. Provisions and matters regarding Boundary Line Adjustment, Survey in Island View Park Plat set forth on document recorded December 17, 2003 under Auditor's File No. 200312170079.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: "H" Avenue 3 Lot Short Plat ANA 04-002 (Survey)
Recorded: January 24, 2005
Auditor's No.: 200501240125
Affects: A portion of subject property and other lands