



Skagit County Auditor \$73.00  
9/16/2015 Page 1 of 2 2:14PM

When recorded return to:  
Robert Q. Johnson, Sr. and Toni M. Johnson  
1303 E. State Street  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109908

### Statutory Warranty Deed

109908  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jerome K. Bosworth and Galen W. Bosworth, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Q. Johnson, Sr. and Toni Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: \* M.  
Ptn Lots 5 & 6, State Street Add. To Sedro (aka Lot 1, Short Plat #SW-05-96)

Tax Parcel Number(s): P77237, 4173-006-006-0200

Lot 1, of City of Sedro Woolley Short Plat No. SW-05-96, as approved June 24, 1996, and recorded July 15, 1996, in Volume 12 of Short Plats, Page 121, under Auditor's File No. 9607150149, records of Skagit County, Washington, being a portion of Lots 5 and 6, "STATE STREET ADDITION TO SEDRO".

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 14 Sept 2015

Jerome K. Bosworth

Galen W. Bosworth

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20153745  
SEP 16 2015

STATE OF Florida  
COUNTY OF Pinellas } SS:

Amount Paid \$ 4455.00  
Skagit Co Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Jerome K. Bosworth and Galen W. Bosworth, 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: 14 Sept 2015

Printed Name: Melissa L. Vivenzio  
Notary Public in and for the State of Florida  
Residing at Pinellas County  
My appointment expires: 9/10/17



Exhibit A

**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: State Street Addition to Sedro  
Recorded: July 21, 1907  
Auditor's No.: 62965

B. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 25, 1996  
Recorded: July 15, 1996  
Auditor's No.: 9607150147  
Affects: Private Roadway