

AFTER RECORDING MAIL TO:

Dale J Johnson and Sharon J Johnson  
56742 Sturgeon Road  
Darrington, WA 98241



201510080088

Skagit County Auditor \$73.00  
10/8/2015 Page 1 of 2 3:19PM

CHICAGO TITLE

620024994

STATUTORY WARRANTY DEED

Escrow No. 15090177LC  
Title Order No. 620024994

THE GRANTOR(S) Christopher Harold Miller and Lorena E. Miller, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration  
in hand paid, conveys, and warrants to Dale J Johnson and Sharon J Johnson, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

The Southwest quarter of the Southwest quarter of the Southeast quarter of the Southeast quarter  
of Section 33, Township 33 North, Range 10 East, W.M.  
Except that portion lying Westerly of a fence line as described in document recorded October 10,  
1994 under Auditor's File No. 9410100058.  
Situated in Skagit County, Washington.

Abbreviated Legal: (Required is full legal not inserted above) PTN SE SE 33-33-10

Tax Parcel Number(s): P18948

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of  
record, if any, along with those delineated in Preliminary Title Commitment 620024994, issued by  
Chicago Title Insurance Company, and set forth in Exhibit "A" attached hereto and by this reference  
made a part thereof.

Dated: October 7, 2015

Christopher Harold Miller

Lorena E. Miller

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 4124

OCT 08 2015

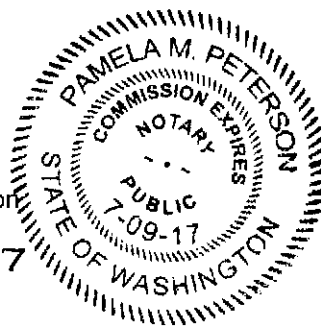
Amount Paid \$ 4,722.00  
Skagit Co. Treasurer  
By

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Christopher Miller and Lorena E Miller are the  
persons who appeared before me, and said persons acknowledged that they signed this instrument and  
acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: 07 day of October, 2015

Notary Public in and for the State of Washington  
residing at   
My Commission Expires: 7-09-2017



**EXHIBIT "A"**

Reservation of all coal and other minerals as contained in Deed from W. M. Lindsey and Emma S. Lindsey, husband and wife, recorded April 24, 1900, under Auditor's File No. 33240 in Volume 38 of Deeds, page 519.

Reservation, easement and provisions as reserved by Sound Timber Company, by Deed dated December 8, 1921 and recorded April 13, 1922 under Auditor's File No. 155676 in Volume 125 of Deeds, page 416, records of Skagit County, as follows:

The said party of the first part hereby reserves unto itself, its successors and assigns, all the mineral rights in and to said premise, and the further right of ingress and egress over and across, and the right to go upon, the said premises, and the right to locate and operate over and across said premises such temporary logging railroad or wagon road as said first party may deem convenient and necessary for the removal of the minerals from said premises, or the removal and moving on said railroad or wagon road of any timber now or hereafter belonging to said first party, its successors and assigns, or timber belonging to other parties, with whom the said first party now has agreements for right-of-way, on other lands than those herein described. The said party of the first part also reserves the right to remove rails, ties and other material owned by it from the said premises at any time.

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

Granted to: Pope & Talbot, Inc.  
Purpose: Right to cross the Southeast Quarter of the Southeast Quarter, Section 33, township 33 North, Range 10 East, W.M.  
Recording Date: September 8, 1942  
Recording No.: 355408  
Affects: The description contained therein is not sufficient to determine its exact location within the property herein described

Reservations contained in deed:

Recording Date: November 2, 1942  
Recording No.: 357189  
As Follows: "...the use of 1/3 of the waters of Gravel Creek..." and other matters

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey contained within document,

Recording Date: February 14, 1992  
Recording No.: 9202140060  
Matters shown: Fence

Said document is a re-recording of Auditor's No. 9107260065

Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: August 28, 2006  
Recording No.: 200608280164

Title Notification - Waiver of 200 foot Setbacks for Properties Outside of and Immediately adjacent to Designated Natural Resource Lands

Recording Date: August 28, 2006  
Recording No.: 200608280165