



201512180098

Skagit County Auditor
12/18/2015 Page 1 of 7 3:54PM \$79.00

When recorded return to:
Stacey A Eby and Ben W Eby
4104 Huntinghorne Drive
Janesville, WI 53538

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025748

P29751/P29753

CHICAGO TITLE
620025748

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry L. Johnson and Lisa Charmaine Johnson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Stacey A Eby and Ben W Eby, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Tract 2 of SKAGIT COUNTY SHORT PLAT NO. 95-79 as approved November 19, 1979, and
recorded November 19, 1979, in Volume 3 of Short Plats, page 212, under Auditor's File No.
7911190061, records of Skagit County, Washington; being a portion of the Southeast Quarter of
the Northeast Quarter and of the Northeast Quarter of the Southeast Quarter of Section 35,
Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities, over and across the Southerly 7 feet of
Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 95-79 as approved November 19, 1979, and
recorded November 19, 1979, in Volume 3 of Short Plats, page 212, under Auditor's File No.
7911190061, records of Skagit County, Washington as delineated on the face of said Short Plat.

ALSO a non-exclusive easement for ingress, egress and utilities, over and across that certain 20

STATUTORY WARRANTY DEED
(continued)

foot easement lying South of said SKAGIT COUNTY SHORT PLAT NO. 95-79 as approved November 19, 1979, and recorded November 19, 1979, in Volume 3 of Short Plats, page 212, under Auditor's File No. 7911190061, records of Skagit County, Washington, as delineated on the face of said Short Plat.

EXCEPT that portion of said easement lying West of a line parallel to and 50 feet West of the West line of Tract 1 of said Short Plat.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29751 / 340435-0-006-0108, P29753 / 340435-0-006-0306,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 15, 2015


Terry L. Johnson

Lisa Charmaine Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 5114
DEC 18 2015

Amount Paid \$ 12,465.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

foot easement lying South of said SKAGIT COUNTY SHORT PLAT NO. 95-79 as approved November 19, 1979, and recorded November 19, 1979, in Volume 3 of Short Plats, page 212, under Auditor's File No. 7911190061, records of Skagit County, Washington, as delineated on the face of said Short Plat.

EXCEPT that portion of said easement lying West of a line parallel to and 50 feet West of the West line of Tract 1 of said Short Plat.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29751 / 340435-0-006-0108, P29753 / 340435-0-006-0306,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 15, 2015

Terry L. Johnson


Lisa Charmaine Johnson

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of Skaagit

I certify that I know or have satisfactory evidence that Terry L. Johnson

(is) are the person ~~(s)~~ who appeared before me, and said person ~~(s)~~ acknowledged that (he) (she) (they) signed this of instrument and acknowledged it to be (his) (her) (their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 18, 2015



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

STATUTORY WARRANTY DEED
(continued)

State of Tennessee
County Bledsoe of Bledsoe

I certify that I know or have satisfactory evidence that

Lisa Charmaine Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12/16/15

Wendy S. Davis

Name: WENDY S. DAVIS

Notary Public in and for the State of Tennessee

Residing at:

My appointment expires: 5-7-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: August 2, 1956
Auditor's No.: 539602, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Water well agreement and easement, including the terms and conditions thereof

Recording Date: August 23, 1966
Recording No.: 687271
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kenneth Leslie Van Sinderen, et ux
Purpose: Ingress and egress
Recording Date: May 27, 1970
Recording No.: 739488
4. Easement, including the terms and conditions thereof, granted by instrument
Recorded: January 25, 1979
Auditor's No.: 895365, records of Skagit County, WA
In favor of: Skagit County Sewer District No. 2
For: Sanitary sewers, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
5. Easement, including the terms and conditions thereof, disclosed by instrument
Recorded: July 18, 1980
Auditor's No.: 8007180049, records of Skagit County, WA
For: Ingress, egress and utilities
Affects: The Southerly 7 feet
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 95-79:

Recording No: 7911190061
7. Easement, including the terms and conditions thereof, granted by instrument
Recorded: February 1, 1994
Auditor's No.: 9402010066, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The Southerly 7 feet of said premises
8. Agreement, including the terms and conditions thereof, entered into
By: James M. Meranus and Meg Meranus, husband and wife
And between: Rick A. Hanson
Recorded: September 24, 1993
Auditor's No.: 9309240076, records of Skagit County, WA
Providing: Road maintenance
9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: September 24, 1993

EXHIBIT "A"

Exceptions
(continued)

Auditor's No.: 9309240076, records of Skagit County, WA
Executed by: James M. Meranus and Meg Meranus, husband and wife; and Rick A.
Hanson

10. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.