

When recorded return to:

Donald L. Johnson and Juli A. Johnson
Vacant Lot Parson/Creek Road/ 4327 Terrace Drive
Sedro/Walley, WA/98284/ Oak Harbor, Wa 98277



201603310118

Skagit County Auditor

\$76.00

3/31/2016 Page

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4 3:12PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026412

CHICAGO TITLE

620026412

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynette Skaarup Cole, A married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Donald L. Johnson and Juli A. Johnson , Husband
and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. 103-75 Tax/Map ID(s):

Tax Parcel Number(s): P49760 / 360421-4-003-1600,

Subject to:

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

Dated: March 24, 2016

Lynette Skaarup Cole

Lynette Skaarup Cole

William Moore Cole

William Moore Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/1/20

MAR 31 2016

Amount Paid \$ 1642.60

Skagit Co. Treasurer

By

Deputy

STATUTORY WARRANTY DEED
(continued)

State of
County of

New Mexico
Bernalillo

I certify that I know or have satisfactory evidence that Lynette Skaarup Col and William Moore Cole 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: 3/25/2014

Name:

Catalina G. Mercado

Notary Public in and for the State of

New Mexico

Residing at:

2514 Pelicano Dr. S.E. R.R. NM 87124

My appointment expires:

8-5-2017



OFFICIAL SEAL

CATALINA G. MERCADO

NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires:

8-5-2017

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49760 / 360421-4-003-1600

Tract 1 of Skagit County Short Plat No. 103-75, as approved May 17, 1975 and recorded May 19, 1975, in Volume 1 of Short Plats, page 37, under Auditor's File No. 817731, records of Skagit County, Washington, being a portion of the Southeast Quarter of Section 21, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 18, 1953
Auditor's No(s): 485094, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: We are unable to determine exact location of said easement
2. 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. 103-76 (ECHO HILL ADDITION):

Recording No: 817731
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 11, 1975
Auditor's No(s): 818825, records of Skagit County, Washington
Imposed By: The community corporation of Echo Hill Addition, a corporation
4. Right to enter said premises to make repairs and to cut brush and trees which constitute a menace or danger to the electric transmission line located in street or road adjoining said premises, as granted by instrument:
Dated: June 7, 1976
Recorded: June 22, 1976
Auditor's No.: 837467, records of Skagit County, Washington
To: Puget Sound Power and Light Company, a Washington corporation
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Echo Hills Community Association.