

201605270005

Skagit County Auditor \$78.00  
5/27/2016 Page 1 of 6 9:55AM

When recorded return to:  
Justin Johnson and Lisa Johnson  
8206 Avery Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026941

CHICAGO TITLE  
620026941

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jan Burns and Juanita Burns, 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 Justin Johnson and Lisa 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): 13 Avery Lane

Tax Parcel Number(s): P114988/4731-000-013-0000

20162105  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Subject to:

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

MAY 27 2016  
Amount Paid \$ 6110  
By Skagit Co. Treasurer  
11F Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 18, 2016

Jan Burns

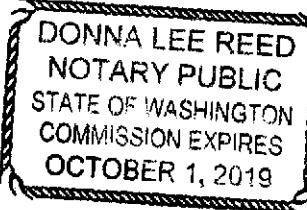
Juanita Burns

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jan Burns and Juanita Burns 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: 5/24/16

Name: DONNA LEE REED  
Notary Public in and for the State of Washington  
Residing at Marysville, Wa  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P114988/4731-000-013-0000**

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**PARCEL A:**

Lot 13, PLAT OF AVERY LANE, according to the Plat thereof recorded in Volume 17 of Plats, pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

An easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as shown on the face of Plat of Avery Lane, according to the Plat thereof recorded in Volume 17 of Plats, Pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"  
Exceptions

1. 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 **SHORT PLAT NO. 93-020:**  
Recording No: 9307130013
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 **PLAT OF AVERY LANE:**  
Recording No: 9905110004
3. Exceptions and reservations as contained in instrument;  
Recorded: June 22, 1946  
Auditor's No.: 393184, records of Skagit County, Washington  
Executed By: Pope & Talbot, Inc.  
As Follows: Subject, however, to reservations, if any, in Government grants and subject further to all easements, rights of way and privileges which have been heretofore sold or granted to or condemned or acquired by any municipality, person, firm, corporation or the public
4. Exceptions and reservations as contained in instrument;  
Recorded: November 30, 1943  
Auditor's No.: 367486, records of Skagit County, Washington  
Executed By: Pope & Talbot, Inc.  
As Follows: Subject, however, to reservations, if any, in government grants and subject further to all easements, rights of way and privileges which have been heretofore sold, or granted to or condemned or acquired by any municipality, person, firm, corporation or the public
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restriction, if any, based upon race, color, religion, sex, sexual orientation

## EXHIBIT "B"

### Exceptions (continued)

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 law;

Recorded: October 22, 1985

Auditor's No(s): 8510220045, records of Skagit County, Washington

6. Covenants, conditions, easements and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 11, 1999

Auditor's No(s): 9905110005, records of Skagit County, Washington

Executed By: Avery Lane P.U.D. Community Association

Amended by instrument(s):

Recorded: May 12, 1999 and March 14, 2000

Auditor's No(s): 9905120057 and 200003140042, records of Skagit County, Washington

7. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 11, 1999

Auditor's No(s): 9905110006, records of Skagit County, Washington

Executed By: Avery Lane P.U.D. Community Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2008

Recording No.: 200807180138

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 11, 1999

Auditor's No(s): 9905110006, records of Skagit County, Washington

Imposed By: Avery Lane P.U.D. Community Association

9. Agreement, including the terms and conditions thereof; entered into;

By: The developer of the Plat of Avery Lane

And Between: Each lot owner within the service area of Avery Lane Division No. II

## EXHIBIT "B"

### Exceptions (continued)

Recorded: June 11, 2001  
Auditor's No.: 200106110144, records of Skagit County, Washington  
Providing: Avery Lane Division II Water Users Agreement

10. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;  
Recorded: April 30, 2001  
Auditor's No(s).: 200104300084, records of Skagit County, Washington  
Executed By: Avery Lane Community Association  
As Follows: Water System  
Amended by instrument(s).  
Recorded: December 9, 2005  
Auditor's No(s).: 200512090129 and 200512290001, records of Skagit County, Washington

11. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of Survey;  
Recorded: June 3, 1999  
Auditor's No(s).: 9906030050, records of Skagit County, Washington

12. Plat lot of Record Certification  
Recording Date: March 7, 2007  
Recording No.: 200703070117

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

14. Assessments, dues and charges, if any, levied by Avery Lane P.U.D. Community Association.