

When recorded return to:  
Megan A. Wylie  
3817 R Avenue  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A111603

201606200231  
Skagit County Auditor  
6/20/2016 Page 1 of 2 3:43PM \$74.00

### Statutory Warranty Deed

THE GRANTORS <sup>A111603</sup>Gregory E. Johnson and Cari L. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to <sup>Anne</sup>Megan A. Wylie, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 20-21 and S 1/2 Lot 22, Block 7, Seattle Syndicate's 1st Add

Tax Parcel Number(s): P58820, 3813-007-022-0109

All of Lots 20 and 21 and the South 1/2 of Lot 22, Block 7, "Seattle Syndicate's First Addition to the City Of Anacortes, Wash.," as per plat recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

TOGETHER WITH the vacated West 10 feet of "R" Avenue adjoining.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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 6/09/2016

Gregory E. Johnson  
Gregory E. Johnson

Cari L. Johnson  
Cari L. Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162533  
JUN 20 2016

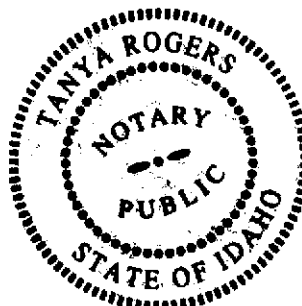
STATE OF Idaho }  
COUNTY OF Ada } SS:

Amount Paid \$5683.<sup>20</sup>  
Skagit Co. Treasurer  
By HB Deputy

I certify that I know or have satisfactory evidence that Gregory E. Johnson and Cari L. Johnson, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6/14/16

Tanya Rogers  
Printed Name: Tanya Rogers  
Notary Public in and for the State of Idaho  
Residing at Meridian, Idaho  
My appointment expires: 9-16-17



## 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:	Remonumentation of the Centerline of Fidalgo Ave.
Recorded:	December 27, 2002
Auditor's No.:	200212270094

B. Reservation (affecting vacated West 10 feet of "R" Avenue) contained in Ordinance No. 1260 of the City of Anacortes, recorded June 24, 1959, under Auditor's File No. 5833350, wherein the City of Anacortes reserves for itself forever the right to go upon said street for purposes of excavation for sewer water pipe, electric light and power conduits, telephone wire conduits, and maintain, repair, renew and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public.