

When recorded return to:
Brannon L. Hopke and Angel M. Hopke
12315 State Route 9
Mount Vernon, WA 98273



201606230038
Skagit County Auditor \$79.00
6/23/2016 Page 1 of 7 11:38AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027196

CHICAGO TITLE

620027196

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brent M Johnson, a married man as his sole and separate property and Janice Snyder and Angela Sue McCausland, a married person as her sole and separate property and Nancy C Overway, a married person as her sole and separate property

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Brannon L. Hopke and Angel M. Hopke, a married couple

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): Ptn SW NE, 01-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P23318 / 340401-1-040-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162585

JUN 23 2016


Amount Paid \$ 3031.00

Skagit Co. Treasurer


By *ML* Deputy


STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2016


Brent M Johnson


Janice Snyder


Angela Sue McCausland


Nancy C Overway

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of SKAGIT SNOHOMISH SJE

I certify that I know or have satisfactory evidence that Brent M Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 16, 2016

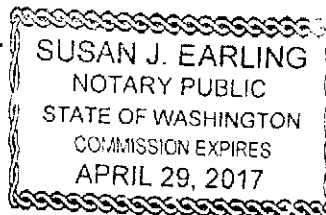
Susan J Earling

Name: SUSAN J. EARLING

Notary Public in and for the State of WA

Residing at: EDMONDS

My appointment expires: 4-29-17



State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Janice Snyder is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 20, 2016

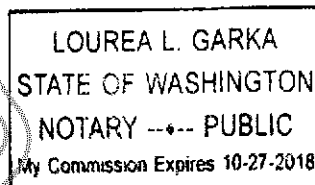
Lourea L. Garka

Name: Lourea L. Garka

Notary Public in and for the State of WA

Residing at: Arlington

My appointment expires: 10-27-2018



State of WASHINGTON

County of SKAGIT SNOHOMISH SJE

I certify that I know or have satisfactory evidence that Angela Sue McCausland is the person who appeared before me, and said person acknowledged that ~~he~~^{SHE} signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 16, 2016

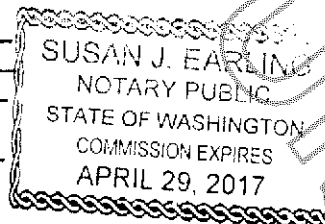
Susan J Earling

Name: SUSAN J. EARLING

Notary Public in and for the State of WA

Residing at: EDMONDS

My appointment expires: 4-29-17



State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Nancy C Overway is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be

STATUTORY WARRANTY DEED
(continued)

her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6.21.16

Name: Jennifer J. Lind

Notary Public in and for the State of WA

Residing at: Bow

My appointment expires: 10.01.18

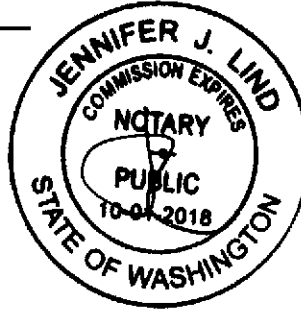


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23318 / 340401-1-040-0000

Tract "E" in the Northwest corner of the Southwest Quarter of the Northeast Quarter, Section 1, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point which is 320 feet South and 127 feet East of the intersection of the centerlines of Pickering Road (Day Creek Road) and the State Paved Road in Section 1;

Thence South 15 degrees 18' East parallel with paved road 222.4 feet;

Thence North 80 degrees 45' East 87.35 feet to the West line of the Northern Pacific railroad right of way;

Thence North 5 degrees 45' West along said right of way 202 feet;

Thence West 123.16 feet, more or less to the place of beginning.

EXCEPT any right of way including along paved highway.

TOGETHER WITH that portion of the abandoned Burlington Northern Railway right of way lying between the North and South boundaries of the above said tract extended Easterly 100 feet, more or less as deeded by Quit Claim Deed recorded June 26, 1990 under Auditor's File No. 9006260013, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Burlington Northern Railroad Company
Recording No.: 8812210041

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 21, 1988
Recording No.: 8812210041

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 26, 1990
Recording No.: 9006260013

As Follows:

"The foregoing real estate shall be aggregated to adjoining property of Grantee and does not constitute a legal lot for building purposes. It may not be conveyed separately by Grantee in the absence of a Skagit County approval for subdivision."

4. Skagit County Planning Findings of Fact ASP 95-021

Recording Date: December 6, 1995
Recording No.: 9512060091
Regarding: Mobile home

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

Recording Date: July 27, 2001
Recording No.: 200107270118

EXHIBIT "B"

**Exceptions
(continued)**

6. Title Notification - Special Flood Hazard Area

Recording Date: July 27, 2001
Recording No. 200107270119

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