

Skagit County Auditor 7/1/2016 Page

\$77.00

1 of

5 3:54PM

WHEN RECORDED RETURN TO:

Keith Johnson 1633 Grand Ave Mount Version, WA 98274

DOCUMENT TITLE(S); Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

Heirs and Devisees of Janet E. Larson, deceased

GRANTEE:

Keith S. Johnson, an unmarried man

ABBREVIATED LEGAL DESCRIPTION:

Lot 35, , Big Fir North PUD Phase 1, according to the Plat thereof filed in Volume 18 of Plats at Page(s) 708, records of Skagit County, Washington.

TAX PARCEL NUMBER(S): P126018, 4922-000-035-0000

SPECIAL WARRANTY DEED

(Not Statutory)

THE GRANTOR(S) Heirs and Devisees of Janet E. Larson, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Keith S. Johnson, an unmarried man the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot 35, Big Fir North P.U.D. Phase 1

Legal:

Lot 35 "BIG FIR NORTH P.U.D., PHASE 1", according to the plat thereof, recorded March 23, 2007, under Auditor's File No. 200703230073, records of Skagit County, Washington

Tax Parcel Number(s): :P126018, 4922-000-035-0000

"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."

attached hereto."		The state of the s		
Exhibit f	3, letters o /2016	f Testa	mentary	
Dated: 6/29	2016			
/)	1 1 -			
Estate of Janet Lat		Ω		
1 Red	Dar Rof	SONAL/GOT	CESCATATIVÉ	AGIT COUNTY WASHINGTON
By: Steven R. Boy	nton, Personal Represent	ative	Anna de la companya d	REAL ESTATE EXCISE TAX
·		•		. 2016 2803
				JUL 01 2016
STATE OF	MONTANA	}	Marine Ma	Amount Paid \$ 5434

COUNTY OF YELDWINE SS:

September 11, 2018

Amount Paid \$ 5434.

Skagtt Co. Treasurer

By MAM Deputy

I certify that I know or have satisfactory evidence that Steven R. Boynton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of Estate of Janet Larson, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

CHRISTINE A. BJORNESTAD
NOTARY PUBLIC for the
State of Montane
Residing at Billings, Montane
My. Commission Expires

Notary Public in and for the State of Montana

Residing at 2.11.2014

Residing at 31/1/1955 Ht My appointment expires: 09/11/2018

Exhibit A

EXCEPTIONS:

A EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: April 13, 1984
Recorded: April 24, 1984
Auditor's No.: 8404240023

Purpose: "... utility systems for purposes of transmission,

distribution and sale of gas and electricity . . . "

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington

corporation

Dated: December 12, 1978
Recorded: December 29, 1978

Auditor's No.: 893941

Purpose: Right to construct, operate, maintain, repair, replace and enlarge

one or more electric transmission and/or distribution lines over

and/or under the right of way;

Location: A 10 foot strip of land

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

INSTRUMENT.

In Favor Of: Lester K. Smith and Rhoda J. Smith, husband and wife

Recorded: September 29, 1972

Auditor's No.: 774692

For: Permanent, non-exclusive easement for ingress and egress

Affects: Across the existing roadway

(b). A EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: August 14, 2006
Recorded: August 28, 2006
Auditor's No.: 200608280130

Purpose: "...construct, operate, maintain, repair, replace, improve, remove,

enlarge..."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 14, 2006 Recorded: Pebruary 15, 2007

Auditor's No.: 200702150078

Executed By: Big Fir North, Inc. and Blane, LLC

F. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Big Fir North P.U.D. Phase 1

Recorded: March 23, 2007 Auditor's No.: 200703230073

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Dated: February 21, 2007

Recorded: March 23, 2007 Auditor's No.: 200703230074

Executed By: Big Fir North, Inc., a Washington Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 6, 2007 Recorded: July 25, 2007 Auditor's No.: 200707250054

H. Any tax, fee, assessments or charges as may be levied by Big Fir Community Association.

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

ESTATE OF:		CASE NO. 15-4-00237-6
JANET E LARSON		LETTERS TESTAMENTARY
	Deceased	

1.1 The last will of JANET E. LARSON late of Skagit County was duly exhibited proven and recorded in this court on JUNE 17, 2015

1.2 In that will STEVEN R. BOYNTON named personal representative.

SKAGIT COUNTY, WASH

1.3 The personal representative has qualified.

JUN 1 7 2015

II. CERTIFICATION

MAVIS E. BETZ, CO. CLERK Deputy

THIS IS TO CERTIFY THAT STEVEN R. BOYNTON is authorized by this court to execute the will of the above decedent according to law.

DATED JUNE 17, 2015

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT
)

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above named case which was entered of record on JUNE 17, 2015.

I further certify that these letters are now in full force and effect.

DATESEB 2 5 2016 MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

__Deputy Clerk