



201607120046

Skagit County Auditor

\$76.00

7/12/2016 Page

1 of

4 2:15PM

When recorded return to:

Shannon J. Johnson
3710 W. 10th St.
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027505

CHICAGO TITLE
620027505

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly Richards and Eyran Richards, 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 Shannon J. Johnson, an unmarried person, as her separate estate and Rachel H. Johnson, a married person as her sole and separate property

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

Lot 5, of City of Anacortes Short Plat No. ANA-98-008, approved November 22, 1999, recorded December 2, 1999, under Auditor's File No. 199912020010, records of Skagit County, being a portion of the Southwest quarter of the Southwest quarter of Section 25, Township 35 North, Range 1 East, W.M.

(Said Short Plat is also known as "The Crest at 41st Short Plat")

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P116146/350125-3-018-0500

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2016

Amount Paid \$1086300
Skagit Co. Treasurer

By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2016

7/11/16
Kimberly Richards
Kimberly Richards

Eyrans Richards



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kimberly Richards 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: July 11, 2016

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Eyrans Richards 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2016

Kimberly Richards

Eyrán Richards

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kimberly Richards 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.

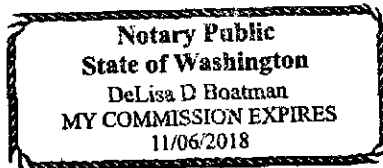
Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of WASHINGTON,
County of ~~SKAGIT~~ *Whatcom ddb*

I certify that I know or have satisfactory evidence that Eyrán Richards 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: July 11, 2016



Name: DeLisa D Boatman
Notary Public in and for the State of Washington
Residing at: Bellvue
My appointment expires: 11/6/2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF ANACORTES SHORT PLAT NO. ANA-98-008:

Recording No: 199912020010

2. Covenants, conditions, restrictions, assessments and easements 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: November 12, 1999
Recording No.: 199911120011

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 26, 2013
Recording No.: 201307260100

3. Assessments, if any, levied by City of Anacortes.
4. Assessments, dues and charges, if any, levied by The Crest at 41st Owners' Association.
5. City, county or local improvement district assessments, if any.