



201608040056

Skagit County Auditor \$74.00  
8/4/2016 Page 1 of 2 1:25PM

When recorded return to:  
Matthew Johnson and Amber Wolpers  
22562 Grip Road  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111698

### Statutory Warranty Deed

THE GRANTORS Joseph D. Topness and Jean Y. Topness, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew G. Johnson and Amber Wolpers, both unmarried the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:  
Section 2, Township 35 North, Range 4 East, NE SE

111698-1

Tax Parcel Number(s): P35603, 350402-0-017-0004

The North 14 rods of the East 1 1/2 rods of the South Half of the Northeast Quarter of the Southeast Quarter of Section 2, Township 35 North, Range 4 East of W.M., EXCEPT county road along the East line thereof.

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 8-3-16

\_\_\_\_\_  
Joseph D. Topness

\_\_\_\_\_  
Jean Y. Topness

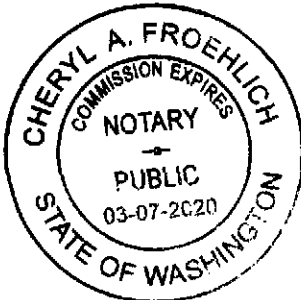
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 3376  
AUG 04 2016

Amount Paid \$ 7122.<sup>33</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joseph D. Topness and Jean Y. Topness, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-3-16



\_\_\_\_\_  
Printed Name: ~~Katie Hickok~~ Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019 ~~3/1/20~~

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: November 4, 2005  
Auditor's No.: 200511040003  
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.