

When recorded return to:
Carol Johnson
770 Farmington Drive
Burlington, WA 98233



Skagit County Auditor
9/20/2016 Page

1 of

8

\$80.00
3:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028358

CHICAGO TITLE
620028358

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dave Johnson and ^{Lauri} L. Serota-Johnson, *A married Couple*
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carol S. Johnson, an unmarried person

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.)

Unit(S): 5 Condo: FARMINGTON SQUARE Tax/Map ID(s):

Tax Parcel Number(s): P121250 / 4828-000-005-0000.

Subject to:

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

20164246
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2016

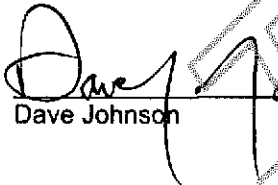
Amount Paid \$ 5701.⁰⁰
By Skagit Co. Treasurer Deputy
MF

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 08.26.16


WA-CT-FNRV-02150.620019-620028358

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2016



Dave Johnson




Laurie Serota-Johnson
Lauri

Arizona
State of ~~WASHINGTON~~
County of ~~SKAGIT~~ Maricopa

I certify that I know or have satisfactory evidence that Dave Johnson and Laurie Serota-Johnson 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: 9-7-2016



Name: Justin A. Stittsworth
Notary Public in and for the State of Arizona
Residing at: Maricopa County, A.Z.
My appointment expires: 2-6-2020



JS
JUSTINA A. STITTSWORTH
Notary Public - Arizona
Maricopa County
Expires 02/06/2020

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2016

Dave Johnson

Laurie Serota-Johnson

Lauri

State of ~~WASHINGTON~~ Arizona
County of ~~SKAGIT~~ Maricopa

I certify that I know or have satisfactory evidence that ~~Dave Johnson and Laurie Serota-Johnson~~ 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: SEP 3, 2016

Name: ANGEL TRINIDAD
Notary Public in and for the State of AZ
Residing at: MARILOA
My appointment expires: MAY 10, 2020



ANGEL TRINIDAD
Notary Public - Arizona
Maricopa County
Expires 05/10/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121250 / 4828-000-005-0000

Unit 5, FARMINGTON SQUARE CONDOMINIUM, according to the Declaration thereof recorded January 28, 2004, under Auditor's File No. 200401280083 and any amendments thereto, and Survey Map and Plans thereof recorded January 28, 2004, under Auditor's File No. 200401280084, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 BURLINGTON SHORT PLAT NO. 4-79:
Recording No: 7910260042
2. 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 BURLINGTON SHORT PLAT NO. BU-5-01:
Recording No: 200107200120
3. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: September 27, 2002
Auditor's No(s): 200209270024, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communication; meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi buried or ground mounted facilities and pads, manholes, meters, fixtures. Attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Affects:

EXHIBIT "B"

Exceptions
(continued)

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.

Easement No. 3: All easements as now or hereafter designed, designated, and/or platted, within the above described property.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: October 28, 2002

Auditor's No(s): 200210260102, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distributions lines; fiber optic cable and other lines, cables and facilities for communication; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachment and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Affects:

Beginning at a point of intersection of the North line of the above described tract and the West line of Woolen Road, said point being the Southeast corner of Tract 1 of Burlington Short Plat No. 4-79, approved October 25, 1979 and recorded October 26, 1979 in Volume 3 of Short Plats, page 201, under Auditor's File No. 7910260042, said point being the true point of beginning;

Thence West along the North line of the above described tract 10 feet;

Thence South 10 feet parallel with the West line of Woolen Road;

Thence East to the West line of Woolen Road;

Thence North along the West line of Woolen Road to the true point of beginning.

EXHIBIT "B"

Exceptions (continued)

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 24, 2003
Auditor's No.: 200301240126, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: June 4, 2003
Auditor's No(s): 200306040116, records of Skagit County, Washington
Executed By: Hansell-Mitzel Limited Liability Company
7. 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 FARMINGTON SQUARE CONDOMINIUM:
Recording No: 200401280084
8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: January 28, 2004
Auditor's No.: 200401280083, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 27, 2010 and August 24, 2010
Recording No.: 201004270099 and 201008240102
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 28, 2004
Auditor's No(s): 200401280083, records of Skagit County, Washington
Imposed By: Farmington Square, L.L.C.
10. City, county or local improvement district assessments, if any.

EXHIBIT "B"
Exceptions
(continued)

11. Assessments, if any, levied by Farmington Square Owner's Association.
12. Assessments, if any, levied by City of Burlington.