

When recorded return to:
Harold J Miller and Barbara J Miller
P.O. Box 556
Clearlake, WA 98235



201610140102

Skagit County Auditor \$75.00
10/14/2016 Page 1 of 3 1:23PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028427

CHICAGO TITLE
620028427

STATUTORY WARRANTY DEED

THE GRANTOR(S) Danny N Johnson, an unmarried man; and Samantha Krawczyk, who acquired title as Samantha Johnson, a married woman as her separate estate;

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to

Harold J Miller and Barbara J Miller, husband and wife

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

The West 75 feet of the South 134 feet of the East 40 rods of Government Lot 1, Section 1, Township 34 North, Range 4 East of the Willamette Meridian, lying North of the County Road;

EXCEPT that portion, if any, lying within the West Half of said Government Lot 1. INCLUDING a 1994 28x44 Fleetwood Mobile Home, VIN #ORFLR4818382LP, title of which has been eliminated.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P23260 / 340401-0-002-0003,

Subject to:

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

Dated: October 13, 2016

Danny N Johnson

Samantha Krawczyk

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164705
OCT 14 2016

Amount Paid \$2408.00
Skagit Co. Treasurer
By #B Deputy

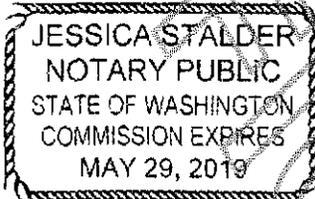
STATUTORY WARRANTY DEED

(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Samantha Krawczyk and Danny Johnson is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/13/2016



Jessica Stalder

Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MOUNT VERNON, WA
My appointment expires: 5-29-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 11, 1924
Auditor's No(s): 171497, records of Skagit County, Washington
In favor of: Pacific Northwest Traction Company
For: To place and maintain a dead-man or log on said property
Affects: Said premises and other property
2. Terms, conditions and exceptions of possible unrecorded easements and rights of way for pipelines as disclosed by that certain agreement between Clear Lake Water Corporation, a corporation, and Public Utility District No. 1 dated March 8, 1940, recorded August 1, 1946, under Auditor's File No. 394566, records of Skagit County, Washington.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 31, 1978
Auditor's No(s): 890400, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution lines, together with necessary appurtenances
Affects: Said premises and other property
4. Easement in favor of Raymond Kemp over the East 12 feet as disclosed by instrument recorded July 16, 1992, under Auditor's File No. 9207160150, records of Skagit County, Washington.
5. Agreement, including the terms and conditions thereof; entered into;
By: Danny Johnson
Recorded: September 8, 1994
Auditor's No.: 940908004, records of Skagit County, Washington
Providing: On-Site Sewage System
6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.