

When recorded return to:
Erik A. Johnston
22746 Gunderson Road
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
12/23/2016 Page 1 of 3 3:04PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029713

CHICAGO TITLE
620029713

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry L. Johnson and Jennifer M. Klunder, 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 Erik A Johnston, presumptively subject to the community property interest of a spouse/registered domestic partner, if any

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

Lot 2, SEDRO-WOOLLEY SHORT PLAT NO. SW-2-88, approved June 1, 1988 and recorded June 1, 1988, in Volume 8 of Short Plats, page 40, under Auditor's File No. 8806010033, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P37172 / 350423-0-026-0206

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161223
DEC 23 2016

Amount Paid \$306.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 21, 2016



Terry L. Johnson

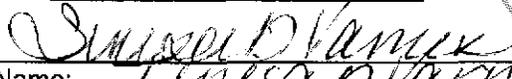


Jennifer M. Klunder

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Terry L. Johnson and Jennifer M. Klunder 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: 12-21-16


Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Camden Island
My appointment expires: 5/29/19

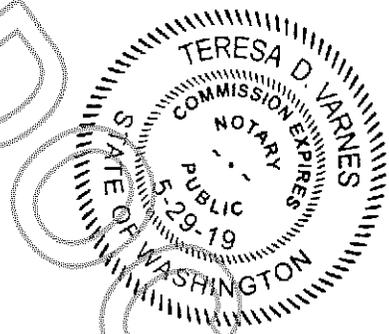


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SEDRO-WOLLEY SHORT PLAT NO. SW-2-88:

Recording No: 8806010033

2. The terms and conditions thereof: Easement for Stormwater

Recording Date: September 19, 2016
Recording No.: 201609190092

3. Assessments, if any, levied by City of Sedro-Woolley.
4. City, county or local improvement district assessments, if any.