

When recorded return to:
Brennan Johnson and Kelly Johnson
16633 Ovensell Road
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
2/28/2017 Page 1 of 2 2:18PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113120

Statutory Warranty Deed

113120

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bruce D. Johnson and Shauna L. Johnson, husband and wife, and Mabel E. Lian as Trustee of the Thomas E. Lian and Mabel E. Lian Living Trust dated October 31, 1988, all d/b/a J & H Properties, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Brennan Johnson and Kelly M. Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, J & H Properties

Tax Parcel Number(s): P83170, 4473-000-001-0009

Lot 1, Plat of "J & H PROPERTIES", as per plat recorded in Volume 14 of Plats, Page 4, records of Skagit County, Washington.

TOGETHER WITH an easement for common driveway access as shown on the face of the plat.

Situate in the County of Skagit, State of Washington.

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

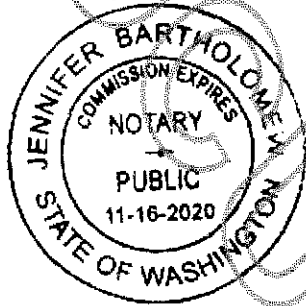
Dated 2-27-17

Bruce D. Johnson
Bruce D. Johnson

Shauna L. Johnson
Shauna L. Johnson

Thomas E. Lian and Mabel E. Lian Living Trust
dated October 31, 1988

Mabel E. Lian, Trustee
By: Mabel E Lian, Trustee



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017767
FEB 28 2017

Amount Paid \$ 4989.00
Skagit Co. Treasurer
By Mdm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bruce D. Johnson, Shauna L. Johnson and *Mabel E. Lian as trustee of the Thomas E. Lian and Mabel E. Lian Living Trust dated October 31, 1988, 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: 2/27/17

[Signature]
Printed Name: Katie Hickok JENNIFER BARTHOLOMEW
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 11-16-2020

Ethubert

SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat #10-76 (Revised)
Recorded: August 25, 1981
Auditor's No.: 8108250007

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: J. And H. Properties
Recorded: February 14, 1985
Auditor's No.: 8502140001