

**When recorded return to:**

Jonathan A. Workman  
1027 Vera Court  
Mount Vernon, WA 98273



201704210096

Skagit County Auditor

4/21/2017 Page

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3

\$75.00  
3:33PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620030090

Escrow No.: 620030090

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald W. Johnson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jonathan A. Workman, an unmarried person

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

Lot 2, "Plat of Brittwood", according to the plat thereof, recorded in Volume 15 of Plats, Pages 31  
and 32, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P100832, 4578-000-002, 5001

Subject to:

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

Dated: April 17, 2017

Donald W. Johnson  
Donald W. Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171652  
APR 21 2017

Amount Paid \$188.00

Skagit Co. Treasurer

By MB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

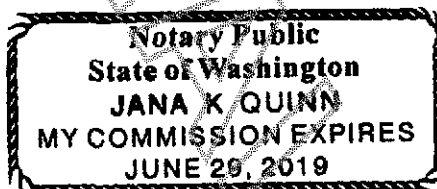
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Donald W. Johnson  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 19, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 13, 1992  
Auditor's No(s).: 9210130026, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 9, 1991  
Auditor's No.: 9112090089, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat parallel and coincidental with the boundaries of all private and public street and road rights of ways
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: March 27, 1992  
Auditor's No(s).: 9203270023, records of Skagit County, Washington  
Executed By: Richard A. Hardt for Westside Associates, Limited Partnership  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: January 29, 2010  
Recording No.: 201001290118
4. 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 Plat of Brittwood:  
  
Recording No: 9203270022
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.