

When recorded return to:

Corey L. and Debra A. Johnson
P.O. Box 1267
Lyman, WA 98263



201707270024

Skagit County Auditor 376.00
7/27/2017 Page 1 of 3 11:02AM

Recorded at the request of:
Michael Rich

Statutory Warranty Deed

THE GRANTORS Michael C. Rich and Sandra L. Rich, husband and wife for the consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Corey L. Johnson and Debra A. Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 8, Town ship 35, Range 6 Ptn, N 1/2 - SE 1/4 (aka ptn. Lot 3, Short Plat 40-79)

Tax Parcel Number(s): P40877, 350608-4-004-0607

That portion of Tract 3 of Revised Skagit County Short Plat 40-79, approved January 11, 1982 and recorded January 11, 1982 under Auditors File No. 8201110028, in Volume 5 of Short Plats, page 161, records of Skagit County, Washington, being a portion of the North 1/2 of the Southeast 1/4 of Section 8, Township 35 North, Range 6 East, W.M., lying Northerly of that certain 60 foot road entitled Cedar Flats Lane, delineated on the face of said Short Plat.

Further recorded August 17, 2015 under Auditors File No. 201508170188

Subject to covenants, conditions, restrictions and easements as set forth in Exhibit A attached hereto and made a part hereof.

Dated 7/25/2017

Michael C. Rich

Michael C. Rich

Sandra L. Rich

Sandra L. Rich

Amount Paid \$ 311.23
Skagit Co. Treasurer
Deputy
BY: HB

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173439
JUL 27 2017

STATE OF Washington }
COUNTY of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael C. Rich and Sandra L. Rich, the persons who appear before me, and said persons acknowledge that he/she/they signed this instrument and acknowledge it to his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 07/25/17

A. W. W. W.

Notary Public in and for the State of Washington

Residing at: Sedo W. W. W.

My appointment expires: 12/31/2019

Notary Public
State of Washington
Andrew J Bacus
Commission Expires 12-1-19

Exhibit A

Exceptions:

A. RESERVATION CONTAINED IN DEED

Executed by: Carol Dobson and Josephine Robinson

Recorded: March 18, 1944

Auditor's No.: 369936

As Follows:

"Reserves a right-of-way across the above described premises for the purpose of providing ingress and egress to other property of the sellers; providing, however, that if any cleared land is taken for said right-of-way, the sellers, their successors or assigns, will pay to the purchaser a reasonable amount for any damage occasioned by the taking of the cleared land.

ALSO reserving to the sellers, their successors or assigns, all water rights and water storage rights which may be now on or in the future used or required by the sellers, their successors or assigns, together with the right to go upon or across said property to make all reasonable repairs, replacements or extensions necessary for the maintenance of said water system.

ALSO reserving to the sellers, their successors or assigns, the right-of-way over and across the C.C.C. Road now located on said premises." (Affects that portion of the premises in the Northeast ¼ of the Southeast ¼ of Section 8.)

NOTE: Said rights are now held by the Town of Lyman under instrument recorded July 20, 1944 under Auditor's File No. 373127.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Dobson, et al

Dated: July 10, 1944

Recorded: July 20, 1944

Auditor's No.: 373126

Purpose: Pipeline

Area Affected: Subject property and included other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry

Dated: December 18, 1934

Recorded: March 30, 1937

Auditor's No.: 288276

Purpose: Forest protection road

Area Affected: Exact location not disclosed on the record

Rich to Johnson

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry
Dated: April 4, 1929
Recorded: May 17, 1939
Auditor's No.: 313186
Purpose: Forest protection road
Area Affected: Exact location not disclosed on the record

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Thomas E. Prevedell, et ux, and Dennis Mullen, et ux
Dated: June 14, 1957
Recorded: June 17, 1957
Auditor's No.: 552597
Purpose: Installing, maintaining, etc., a pipeline, together with covenants to share equal cost of construction, maintenance and repair
Area Affected: Exact location not disclosed on the record

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 40-79
Recorded: January 11, 1982
Auditor's No.: 8201110028

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of the road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage disposal – Individual septic systems.
4. Water – Private wells. (See No. 5 below)
5. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to availability of said water.

Note: All four lots will access on private road at least 150 feet from intersection of private road and Pipeline road.

Any further subdivision of Lot 4, access will be private road at least 150 feet from intersection of private road and Pipeline Road.