

When recorded return to:  
James Johnson  
497 Harvest Edge Place  
Burlington, WA 98233

Skagit County Auditor  
8/2/2017 Page

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5 3:28PM



Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620031093

CHICAGO TITLE  
620031093

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Theresa Renee Anderson, a married woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James Johnson, a married person as his separate property

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

Lot 8, PLAT OF HARVEST EDGE, according to the plat thereof, recorded March 17, 2006 under Auditor's File No. 200603170131, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124197/ 4885-000-008-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173598  
AUG 02 2017

Amount Paid \$443.17

By *WVG* Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 18, 2017

  
Theresa Renee Anderson

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Theresa Renee Anderson

(s) 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: July 25, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions and restrictions 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 in the document

Recording Date: January 3, 2005  
Recording No.: 200501030073  
Affects: West View East

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 WEST VIEW EAST:

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. a Washington Corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: January 3, 2005  
Recording No.: 200501030073

4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 24, 1972  
Auditor's No(s): 775757, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 7, 1972  
Auditor's No(s): 777919, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Co.  
For: pipeline of pipelines for the transportation of oil, gas and the products thereof

## EXHIBIT "A"

### Exceptions (continued)

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 18, 2005  
Auditor's No(s): 200504180199, records of Skagit County, Washington  
In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife  
For: 30 foot wide public and private utility easement
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 18, 2005  
Auditor's No.: 200504180235, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 1, 2006  
Auditor's No(s): 200602010059, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
9. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant 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 law;  
Recorded: March 17, 2006  
Auditor's No.: 200603170130, records of Skagit County, Washington
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 HARVEST EDGE**:  
  
Recording No: 200603170131
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 20, 2006  
Auditor's No(s): 20060720061, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc  
For: broadband communication systems