

When recorded return to:  
Tony J. Johnston and Rosemary F. Hodges  
24051 Mosier Road  
Sedro Woolley, WA 98284



Skagit County Auditor  
8/24/2017 Page 1 of 7 1:34PM \$80.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031850

**CHICAGO TITLE**  
**U20031850**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua L. Klinger, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Tony J. Johnston and Rosemary F. Hodges, a married couple

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

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

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

PTN GL 7, 06-35-05

Tax Parcel Number(s): P38521/350506-0-022-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

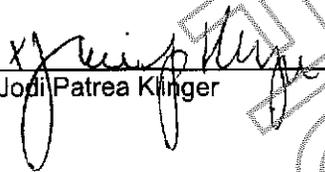
20173980  
AUG 24 2017

Amount Paid \$ 6608.80  
Skagit Co. Treasurer  
By *Mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 22, 2017

X   
\_\_\_\_\_  
Joshua L. Klinger

X   
\_\_\_\_\_  
Jodi Patrea Klinger

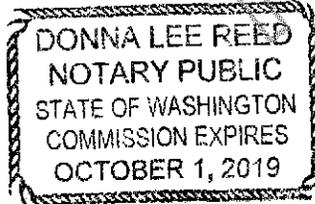
**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Joshua L. Klinger and Jodi Patrea Klinger  
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: 8/22/17

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Mayesville, WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38521/350506-0-022-0200**

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**PARCEL A:**

That portion of Government Lot 7, Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 7;  
Thence North 88°52'33" East along the South line of said Government Lot 7, 30.05 feet to an intersection with a line 30 feet East of and parallel with the West line of said Government Lot 7, as measured at right angles, said intersection being the true point of beginning;  
Thence continue North 88°52'33" East along said South line, 199.97 feet;  
Thence North 2°11'30" East parallel with said West line of Government Lot 7, 212.00 feet;  
Thence South 88°52'33" West parallel with said South line 199.97 feet to the West line of that certain tract of land conveyed to Hal Fredlund and Corinne Fredlund, husband and wife, by instrument recorded under Skagit County Auditor's File No. 775540, records of Skagit County, Washington;  
Thence South 2°11'30" West along said West line 212.00 feet to the true point of beginning;

EXCEPT the South 30 feet for county road;

AND EXCEPT mineral reservations as reserved in deed dated June 15, 1907, recorded July 6, 1907 under Auditor's File No. 63009, records of Skagit County, Washington.

(Also known as Tract A of Revised Skagit County Short Plat No. 87-72, approved August 27, 1974.)

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Government Lot 7, Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 7;  
Thence North 88°52'33" East along the South line of said Government Lot 7, 30.05 feet to an intersection with a line 30 feet East of and parallel with the West line of said Government Lot 7, as measured at right angles;  
Thence continue North 88°52'33" East along said South line 199.97 feet to the true point of beginning;  
Thence continue North 88°52'33" East along said South line 20.03 feet;  
Thence North 2°11'30" East parallel with said West line of Government Lot 7, 382.00 feet to the North line of that certain tract of land conveyed to Hal Fredlund and Corinne Fredlund, husband and wife, by instrument recorded under Skagit County Auditor's File No. 775540, records of Skagit County, Washington;  
Thence South 88°52'33" West along said North line 220.00 feet to the Northwest corner of said Fredlund tract;  
Thence South 2°11'30" West along the West line of said Fredlund tract 170.00 feet to a point that is North 2°11'30" East 212.00 feet from said South line;  
Thence North 88°52'33" East parallel with said South line 199.97 feet to a point that is North 2°11'30" East from the true point of beginning;

**EXHIBIT "A"**  
Legal Description  
(continued)

Thence South 2°11'30" West 212.00 feet to the true point of beginning;

EXCEPT the South 30 feet for county road;

AND EXCEPT mineral reservations as reserved in deed dated June 15, 1907, recorded July 6, 1907, under Auditor's File No. 63009, records of Skagit County, Washington.

(Also known as Tract B of Revised Skagit County Short Plat No. 87-72, approved August 27, 1974).

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of Government Lot 7, Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 7;  
Thence North 88°52'33" East along the South line of said Government Lot 7, 30.05 feet to an intersection with a line 30 feet East of and parallel with the West line of said Government Lot 7, as measured at right angles;  
Thence continue North 88°52'33" East along said South line 404.72 feet;  
Thence North 2°11'30" East parallel with said West line of Government Lot 7, 30.05 feet to an intersection with a line 30 feet North of and parallel with said South line of Government Lot 7, as measured at right angles;  
Thence South 88°52'33" West along said parallel line a distance of 58 feet to the true point of beginning;  
Thence North 88°52'33" East along said parallel line, a distance of 58 feet;  
Thence North 2°11'07" West to the North line of that certain tract of land conveyed to Hal Fredlund and Corinne Fredlund, husband and wife, by instrument recorded under Auditor's File No. 775540, records of Skagit County, Washington;  
Thence South 88°52'33" West along said North line a distance of 150.00 feet, to a point hereafter called point A for reference purposes;  
Thence continuing South 88°52'33" West along said North line a distance of 7.85 feet, more or less, to the Northeast corner of a tract conveyed to Paul R. Blakeman by deed recorded under Auditor's File No. 851524, records of Skagit County, Washington;  
Thence South 2°11'30" West along the East line of said Blakeman tract to a point on a line 30 feet North of and parallel with the South line of said Section;  
Thence East along said parallel line to the true point of beginning;

EXCEPT that portion thereof lying East of a line drawn from point A to the true point of beginning;

AND EXCEPT mineral reservations as reserved in deed dated June 15, 1907, recorded July 6, 1907, under Auditor's File No. 63009, records of Skagit County, Washington.

(Also known as a portion of Tract C of Revised Skagit County Short Plat No. 87-72, approved August 27, 1974).

**EXHIBIT "A"**  
Legal Description  
(continued)

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 9, 1975  
Auditor's No.: 827140, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
  
2. 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 SKAGIT COUNTY SHORT PLAT 87-72:  
  
Recording No: 805494
  
3. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: May 2, 2006  
Recording No.: 200605020150
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 12, 2013  
Recording No.: 201308120130  
Affects: Portion of said premises
  
5. City, county or local improvement district assessments, if any.