

When recorded return to:
James Parsons and Kelly Parsons
1099 Homestead Drive
Burlington, WA 98233



201710040054

Skagit County Auditor \$78.00
10/4/2017 Page 1 of 5 1:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032312

CHICAGO TITLE
620032312

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Elizabeth Johnson and Mark Paul Johnson, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to James Parsons and Kelly Parsons, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 37, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under
Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No.
200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122281 / 4846-000-037-0000,

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

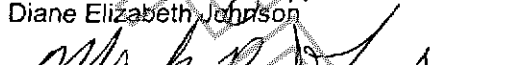
20174697
OCT 04 2017

Amount Paid \$ 1,057.00
By [Signature] Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 27, 2017


Diane Elizabeth Johnson


Mark Paul Johnson

STATUTORY WARRANTY DEED
(continued)

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Diane Elizabeth Johnson and Mark Paul 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: October 2, 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

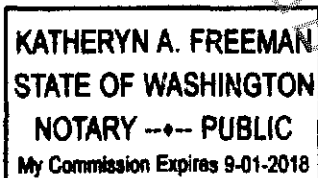


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 11, 2004
Auditor's No(s): 200410110031, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Said instrument is a re-recording of instrument (s);

Recorded: July 26, 2004

Auditor's File No(s): 200407260154, records of Skagit County, Washington

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

Granted to: City of Burlington
Recording Date: October 8, 2003
Recording No.: 200310080008
Affects: Southerly 30 feet of said premises

Note: Easement is also delineated on the face of said plat

3. 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

HOMESTEAD PLACE:

Recording No: 200412010051 and amended under 200505060135

4. 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;

EXHIBIT "A"

Exceptions (continued)

Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Executed By: Homestead NW Dev. Co.

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Imposed By: Homestead Place Owners Association

6. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards)

7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 13, 1991
Auditor's No(s): 9106130064, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

A right-of-way 5 feet in width having 2.5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the East line of the above described property that is 42.02 feet South of the Northeast corner thereof; Thence West 15 feet to its terminus.

NOTE: Easement is also delineated on the face of said plat.

8. Notice contained in deed:

Recording Date: April 22, 2005
Recording No.: 200504220104
Regarding: Skagit County Right to Farm Ordinance
Affects: Said premises

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Burlington.
11. Assessments, if any, levied by Homestead Place Owner's Association.