

When recorded return to:
Brian Johnson
518 North 18th Place
Mount Vernon, WA 98273



201710260031

Skagit County Auditor \$76.00
10/26/2017 Page 1 of 3 11:27AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
6200 32520

Escrow No.: 620032520

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Bedker and Amanda Bedker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Brian Johnson, a single man and Emily Anderst, a single woman, a joint tenants

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

Lot 11, PLAT OF HIGHLAND GLEN DIVISION NO. 2, according to the plat thereof, recorded in Volume 11 of Plats, Page 79, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P80274 / 4362-000-011-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175036
OCT 26 2017

Amount Paid \$ 5398.40
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 16, 2017

[Signature]
Joshua Bedker

[Signature]
Amanda Bedker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua Bedker and Amanda Bedker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 19, 2017

[Signature]
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. 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 HIGHLAND GLEN DIVISION NO. 2:**

Recording No: 863766

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

Granted to: City of Mount Vernon
Purpose: Sanitary Sewer
Recording Date: March 30, 1977
Recording No.: 853622
Affects: Said premises

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.