

WHEN RECORDED RETURN TO:

John S Fry and Masako Fry
15485 Colony Road
Bow, WA 98232



201710270119

Skagit County Auditor

\$76.00

10/27/2017 Page

1 of

3 2:08PM

STG-39075

Escrow Number: 01348-39075

Filed for Record at Request of: *Premier Title of Island County*

GUARDIAN NORTHWEST TITLE CO.

114528

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Janette C Johnson**, who acquired title as **Janette Carol Johnson**, a single person, as her separate property for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **John S Fry and Masako Fry**, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: Ptn Tract A of SP 67-78 in
NE 1/4 Section 27, Township 36 N, Range 3 E WM

Tax Parcel Number(s): 360327-0-001-0201 and P48391

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201750163
OCT 27 2017

Amount Paid \$ 1031.22
Skagit Co. Treasurer
By *MG* Deputy

Dated: October 26, 2017

Janette C Johnson
Janette C Johnson

State of Washington

ss.

County of Snohomish

I certify that I know or have satisfactory evidence that Janette C Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 26 day of October, 2017

Shelley L. Nevitt
Notary name printed or typed: Shelley L Nevitt
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: June 19, 2019

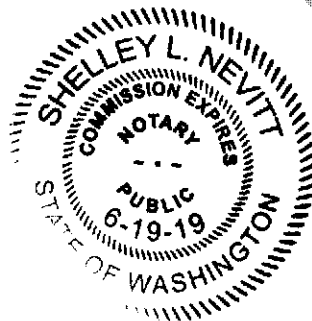


EXHIBIT "A"
LEGAL DESCRIPTION

Tract "A" of Short Plat No. 67-78, approved August 16, 1978 and recorded August 18, 1978, in Volume 2 of Short Plats, page 252, under Auditor's File No. 885817; being a portion of the North 1/2 of the Northeast 1/4 of Section 27, Township 36 North, Range 3 East, W.M., EXCEPT therefrom the following described tract:

Beginning at the Northwest corner of said Tract "A"; thence North 89 degrees 27'57" East, 186.16 feet along the North line of said Tract "A"; thence South 6 degrees 17'28" West, 487.33 feet to the South line of said Tract "A"; thence South 89 degrees 27'57" West, 129.80 feet along the South line of said Tract "A" to the Southwest corner of said Tract "A"; thence North 0 degrees 21'02" West, 483.88 feet along the West line of said Tract "A" to the point of beginning.

TOGETHER WITH a non-exclusive easement, 60 feet in width, for ingress, egress and utilities, over a portion of Tract "B" of said Short Plat No. 67-78, as said easement is delineated on the face of said Short Plat No. 67-78.

ALSO TOGETHER WITH a non-exclusive easement over an existing driveway as delineated upon the face of the above mentioned Short Plat No. 67-78; said driveway being located within the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 36 North, Range 3 East, W.M., and being North of Colony Road.

Situate in the County of Skagit, State of Washington.