



201712040075

Skagit County Auditor \$78.00
12/4/2017 Page 1 of 5 10:19AM

When recorded return to:
Gordon Johnson and Sally Johnson
PO BOX 212
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115101

Statutory Warranty Deed

115101
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Tony Taxdahl and Sophia Taxdahl, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sally Johnson and Gordon Johnson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 6, Avery Lane PUD

Tax Parcel Number(s): P114997, 4731-000-006-0000

PARCEL A:
Lot 6, PLAT OF AVERY LANE, A PLANNED UNIT DEVELOPMENT, according to the Plat thereof recorded in Volume 17 of Plats, pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:
An easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as shown on the face of PLAT OF AVERY LANE, A PLANNED UNIT DEVELOPMENT, according to the Plat thereof recorded in Volume 17 of Plats, Pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12-1-17

Tony Taxdahl
Tony Taxdahl

Sophia Taxdahl
Sophia Taxdahl

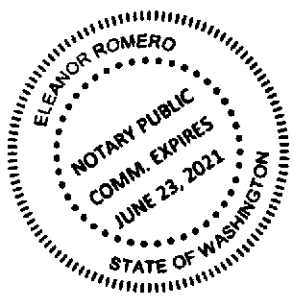
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175632
DEC 04 2017

Amount Paid \$ 2007.50
Skagit Co. Treasurer:
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tony Taxdahl and Sophia Taxdahl, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12.1.2017



Eleanor Romero
Printed Name: Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 6/23/2021

EXHIBIT 'A'

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Avery Lane Community Association, a non-profit
Washington corporation
Dated: October 21, 1985
Recorded: October 22, 1985
Auditor's No: 8510220044
Purpose: Ingress, egress, road, drainage and utilities
Area Affected: Avery Lane

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington
corporation
Dated: December 27, 1985
Recorded: January 20, 1986
Auditor's No: 8601200034
Purpose: An underground electric transmission and/or
distribution system
Area Affected: 60 foot wide private road known as Avery Lane
(including cul-de-sac)

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Washington
corporation
Recorded: April 4, 1994
Auditor's No: 9404040156
Purpose: An underground electric transmission and/or
distribution system
Area Affected: Avery Lane and Avery Court

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Eric Ralph Johnson and Julie Marie Johnson,
husband and wife
Dated: August 9, 1994
Recorded: August 17, 1994
Auditor's No: 9408170047
Purpose: Ingress, egress and utility
Area Affected: Avery Lane and Avery Court

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Brian L. Stiles and Dianne K. Stiles, husband and wife and James Falconer and Nancy Falconer, husband and wife
Dated: October 4, 1994
Recorded: October 14, 1994
Auditor's No: 9410140120
Purpose: Ingress, egress and utilities
Area Affected: Avery Lane (formerly known as Avery Court)

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: C. Wesley Richards and Jeanie M. Richards, husband and wife
Dated: December 21, 1994
Recorded: January 19, 1995
Auditor's No: 9501190025
Purpose: Ingress, egress and utility
Area Affected: Avery Lane and/or Avery Court

G. TERMS AND CONDITIONS OF ARTICLES OF INCORPORATION FOR AVERY LANE COMMUNITY ASSOCIATION:

Recorded: February 8, 1996
Auditor's No: 9602080032

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Avery Lane, a Planned Unit Development
Recorded: May 11, 1999
Auditor's No: 9905110004

I. DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS OF AVERY LANE PLANNED UNIT DEVELOPMENT, PLAT #97-0201, AS FOLLOWS:

Executed By: William A. Stiles, Jr., et ux
Recorded: May 11, 1999
Auditor's No: 9905110006

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: July 18, 2008
Auditor's No.: 200807180138

J. Terms and Conditions of Restrictive Covenant(s) as recorded and/or amended under the following Auditor's File Numbers, records of Skagit County, Washington:

Auditor's No.: 9505110005, 9905120057, 200003140043,
200003140042 and 200003140041

K. Terms and Conditions of Protected Critical Area Easements (PCAE):

Dated: May 10, 1999
Recorded: May 11, 1999
Auditor's No: 9905110007
Affects: Tracts "B", "E", "F" and "H" only

L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Avery Lane Community Association, a Washington non-profit corporations, it successors and assigns
Dated: May 10, 1999
Recorded: May 11, 1999
Auditor's No: 9905110008
Purpose: 170-foot drainage easement for the purpose of "...construction, operation, use, repair, and maintenance of a storm water detention pond and its related and accompanying systems..."
Affects: Tract "E" only

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Avery Lane Community Association, a Washington non-profit corporation, its successors and assigns
Dated: May 10, 1999
Recorded: May 11, 1999
Auditor's No: 9905110009
Purpose: A 20 foot wide strip of land for the purpose of "...construction, operation, use, repair, and maintenance of a water well and its related and accompanying systems..."
Affects: Tract "E" only

N. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Avery Lane Community Association, a Washington non-profit corporation, its successors and assigns
Dated: May 10, 1999
Recorded: May 11, 1999
Auditor's No: 9905110010
Purpose: The North 30 feet for the purpose of "...construction, operation, use, repair, and maintenance of a community septic system/drainfield and its related and accompanying systems..."
Affects: Tracts "E" and "F" only

O. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Avery Lane Community Association, a Washington non-profit corporation, its successors and assigns
Dated: March 10, 2000
Recorded: March 14, 2000
Auditor's No: 200003140039
Purpose: A 20 foot wide strip of land for the purpose of "construction, operation, use, repair, and maintenance of a water well and its related accompanying systems..."
Affects: Tract "E" only

P. Terms and conditions of documents regarding water system / Avery Lane Division II and III recorded under Auditor's File Nos. 200104240114, 200104300084, 200106110144 and 200512090129.

Q. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Noggle Revocable Living Trust
Recorded: May 31, 2017
Auditor's No.: 201705310137

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.