



201801100118

Skagit County Auditor

1/10/2018 Page

1 of

3 3:58PM \$76.00

When recorded return to:  
David R Williams and Melissa A Williams  
PO BOX 869  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115256

## Statutory Warranty Deed

115256  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael L. Johnson and Kathryn F. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David R. Williams and Melissa A. Williams, husband and wife the following described real estate, situated in the County of , State of Washington

Abbreviated Legal:

Section 9, Township 35 North, Range 4 East; Ptn. SW NW (aka Lot 1, Johnson SP #93-58)

Tax Parcel Number(s): P130237, 350409-2-005-2807

Lot 1 as delineated on Johnson Short Plat No. 93-58 as approved on July 23, 2010 and July 26, 2010 and recorded August 31, 2010 under Auditor's File No. 201008310004, records of 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

1/5/2018

Michael Lynn Johnson

Kathryn Fae Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018135

JAN 10 2018

STATE OF Washington

COUNTY OF SKAGIT

SS:

Amount Paid \$ 2230.00  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Michael Lynn Johnson and Kathryn Fae Johnson, 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:

1/5/18

Printed Name: ~~Katie Hickok~~ Eleanor Romero

Notary Public in and for the State of

Washington

Residing at Mt. Vernon

My appointment expires:

6/23/2021

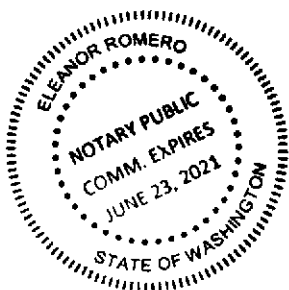


Exhibit A

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: April 15, 1925  
Auditor's No.: 182764 (Vol. 136 of Deeds, page 184)  
Purpose: Transmission line, ingress and egress and covenant against blasting  
Affects: Undisclosed

**B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Short Plat No. 118-77  
Recorded: September 14, 1977  
Auditor's No.: 864719

**C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: September 19, 1977  
Recorded: September 20, 1977  
Auditor's No.: 865119  
Executed By: Valley View Estates

**D. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 31, 1978  
Recorded: September 6, 1978  
Auditor's No.: 886890  
Executed By: Valley View Estates, a partnership

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:**

Declaration Dated: Not disclosed and February 25, 2002  
Recorded: July 25, 1979 and February 26,  
Auditor's No.: 7907250043 and 200202260068

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: July 29, 1991  
Recorded: August 13, 1991  
Auditor's No.: 9108130096  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: A portion of the subject property

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John R. Goss and Sue E. Goss, husband and wife  
And: Michael L. Johnson and Kathryn F. Johnson, husband and wife  
Dated: November 7, 1991  
Recorded: November 13, 1991  
Auditor's No.: 9111130104  
Regarding: Easement for ingress and egress for certain emergency services and utility companies

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: April 22, 2010  
Auditor's No.: 201004220059

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Johnson SP #93-58  
Recorded: August 31, 2010  
Auditor's No.: 201008310004

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 31, 2010  
Auditor's No.: 201008310005