

When recorded return to:

Richard L. Johnson and Beverly J. Johnson
2824 W Lake Sammamish Parkway SE
Bellevue, WA 98008



Skagit County Auditor

\$78.00

1/26/2018 Page

1 of

5 11:33AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033167

CHICAGO TITLE
620033167

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne L. Weideman and Elizabeth S. Weideman, 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 Richard L. Johnson, a married man, as his separate estate

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

Lot 1, THE BREEZE, according to the plat thereof, recorded June 22, 2006, under Auditor's File
No. 200606220058, records of Skagit County, Washington,

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124723 / 4896-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018293

JAN 26 2018

Amount Paid \$ 5,790.00

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: January 18, 2018

Wayne L. Weideman

Wayne L. Weideman

Elizabeth S. Weideman

Elizabeth S. Weideman

State of

Washington

County of

Skagit

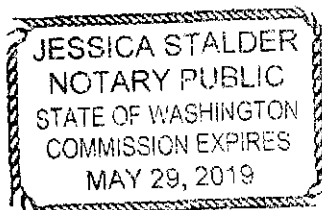
I certify that I know or have satisfactory evidence that

Wayne L. Weideman and Elizabeth S. Weideman

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/hen/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

1/19/2018



Name:

Jessica Stalder

Notary Public in and for the State of

WA

Residing at:

Mt Vernon

My appointment expires:

5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124723 / 4896-000-001-0000

Lot 1, THE BREEZE, according to the plat thereof, recorded June 22, 2006, under Auditor's File No. 200606220058, records of Skagit County, Washington,

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 2, 1932
Auditor's No(s): 252024, records of Skagit County, Washington
In favor of: The public
For: Road
2. Easement and the terms and conditions thereof;
Grantee: Puget Sound Power and Light Company, a Massachusetts corporation
Dated: December 1939
Recorded: February 6, 1940
Auditor's No.: 321628
Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles, with necessary braces, guys and anchors and to place upon or suspend from such poles transmission, distribution and signal wires, insulators, cross-arms, transformers and other necessary or convenient appurtenants
3. Restrictions imposed by instrument recorded November 7, 1945, under Auditor's File No. 386666, records of Skagit County, Washington, as follows:

The tracts herein sold shall be used for dwelling property only and no part thereof shall be used for any dance hall, store, amusement resort or for any commercial purposes of any kind or nature whatsoever; the restrictive covenants are agreed as covered running with the title to the said tracts herein sold and violations of any of them shall cause the title of said tracts to revert to grantors and heirs, executors and assigns and said grantors and heirs, executors and assigns, may maintain suit for injunction and damages to enforce the restrictions or violations thereof.
4. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 384245, records of Skagit County, Washington, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
5. Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.
6. Matters disclosed by record of Survey;
Filed: May 11, 1995
Auditor's File No.: 199505110065, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 19, 2005

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 200512190135, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

8. 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 The Breeze:

Recording No: 200606220058

9. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 6, 2007

Recording No.: 200709060094 being a re-recording of 200707270164

10. Public or private easements, if any, over vacated portion of said premises.
11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Anacortes.
14. Assessments, if any, levied by The Breeze Off Anaco Homeowners Association