

When recorded return to:
Gordon Johnson and Sally Johnson
P.O. Box 212
Sedro Woolley, WA 98284



201802070029
Skagit County Auditor \$78.00
2/7/2018 Page 1 of 5 11:46AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033661

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018475
FEB 07 2018

Amount Paid \$1,411.20
By Skagit Co. Treasurer
Deputy

CHICAGO TITLE
620033661

STATUTORY WARRANTY DEED

THE GRANTOR(S) William D. Krieger and Jannette B. Krieger, Trustees of the The William D. Krieger and Jannette B. Krieger Trust dated January 30, 2013

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gordon Johnson and Sally Johnson, husband and wife

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

Lot 28, "Rolling Ridge Estates No. 5", according to the Plat thereof, recorded in Volume 15 of Plats, Pages 105 and 106, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P104356/ 4607-000-028-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 5, 2018

The William D. Krieger and Jannette B. Krieger Trust dated January 30, 2013

BY: William D. Krieger
William D. Krieger
Trustee

BY: Jannette B. Krieger
Jannette B. Krieger
Trustee

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that William D. Krieger and Jannette B. Krieger is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of William D. Krieger and Jannette B. Krieger Trust Dated January 30, 2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/9/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/01/2019

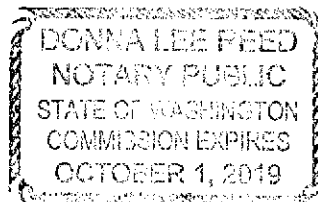


EXHIBIT "A"

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 ROLLING RIDGE ESTATES NO. 5**.

Recording No: 9308270020

2. Covenants, conditions, restrictions and easements 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: March 18, 1986

Recording No.: 711398

3. Covenants, conditions, restrictions and easements 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: August 27, 1993

Recording No.: 9308270021

4. Exceptions and reservations as contained in instrument;

Recording Date: July 6, 1903

Recorded In.: Volume 51 of Deeds, Page 104

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 6, 1965
Recording No.: 675646

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

EXHIBIT "A"

Exceptions (continued)

Granted to: Puget Sound & Baker River Railroad Company
Purpose: Railroad right-of-way
Recording Date: July 30, 1907
Recording No.: 63336

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

Granted to: PUD No. 1
Purpose: Water pipeline
Recording Date: August 18, 1995
Recording No.: 9508180044

8. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 20, 2015
Recording No.: 201510200055

9. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: October 29, 2015
Recording No.: 201510290032

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. Protected Critical Area Site Plan

EXHIBIT "A"

Exceptions
(continued)

Recording Date: December 7, 2015
Recording No.: 201512070099

12. City, county or local improvement district assessments, if any.