

When recorded return to:
Kaitlin M. Goodsell
52919 State Route 20
Rockport, WA 98283



201803090074

Skagit County Auditor
3/9/2018 Page

\$77.00
1 of 4 3:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033632

CHICAGO TITLE

020033632

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randal L. Johnson and Kathleen J. Johnson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Kaitlin M. Goodsell, a single woman

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

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

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

PTN SE SE, 26-35-09

Tax Parcel Number(s): P44738 / 350926-0-042-0018,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018932
MAR 09 2018

Amount Paid \$ 1564.28
Skagit Co. Treasurer
By *HTB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 7, 2018

Randal L. Johnson
Randal L. Johnson

Kathleen J. Johnson
Kathleen J. Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Randall L. Johnson and Kathleen J. Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 8, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Arlington
My appointment expires: 10/27/2018

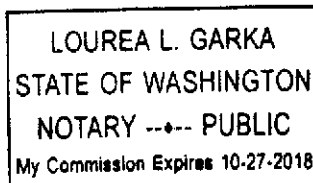


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P44738 / 350926-0-042-0018

A portion of the Southeast 1/4 of the Southeast 1/4, being Lot 1, of Section 26 Township 35 North, Range 9 East Willamette Meridian, situated in the Town of Rockport, Skagit County, Washington more particularly described as follows:

All that portion of the Southeast 1/4 of the Southeast 1/4 of Section 26 Township 35 North, Range 9 East Willamette Meridian, North of the North Right of Way of State Highway 17-A, situated in the Town of Rockport, Skagit County, Washington bounded on the East by the property described in Deed Recorded April 5th, 2007 under Auditors File 200704050085, and bounded on the West by the property described in the Deed Recorded November 15th, 1946 in Volume 214 Page 210 under Auditor's File Number 398038 more particularly described as follows:

Bounded on the East by (AF 200704050085) the following described property:

That portion of Government Lot 1 in Section 26, Township 35 North, Range 9 East, Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Government Lot 1; thence West along the North line of Lot 1 a distance of 430 feet; thence South to the Northerly line of State Highway 17-A; thence Easterly along said Northerly line to the East line of said Government Lot 1; thence North along the said East line to the point of beginning; Situated in the County of Skagit, State of Washington.

Bounded on the West by (AF#398038) the following described property:

That certain tract of land, conveyed by Frank G. Olson a widower, et al, to S Wiseman, by deed dated 5/-/1945, and recorded April 15th, 1946, under Skagit County Auditor's File No. 390663, and described substantially in said deed, as follows: "Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 (otherwise known as Government Lot 1), Section 26, Township 35 North, Range 9 East of the Willamette Meridian; thence West 40 rods to the true point of beginning of this description; thence Southerly 400 feet to a point 25 feet Northwesterly of the Northwest Line of the S. Wiseman Tract; thence Northwesterly 60 feet to a point 400 feet Southerly of a point 200 feet Westerly of the point of beginning; thence 400 feet to the North line of the said Southeast 1/4 of the Southeast 1/4; thence Easterly along the North line of the said Southeast 1/4 of the Southeast 1/4 to the point of beginning."

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof:

Recording Date: March 28, 2007
Recording No.: 200703280096

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