

**AFTER RECORDING MAIL TO:**

**Mr. and Mrs. Michael Hahn  
14381 Viewmoor Drive  
Mount Vernon, WA 98273**



201803140030

Skagit County Auditor

\$76.00

3/14/2018 Page

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3 11:32AM

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-166236-OE**

**Land Title and Escrow**

## **Statutory Warranty Deed**

**THE GRANTOR DEANN L. JOHNSON, as Personal Representative of the Estate of Curtis E. Johnson, deceased, per Skagit County Superior Court Probate No. 16-4-00416-4 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL HAHN and TINA HAHN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington**

**Abbreviated Legal: Ptn SW NW & Ptn NW SW, 4-33-3 E W.M.**

**For Full Legal See Attached Exhibit "A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-166236-OE.

Tax Parcel Number(s): 330304-3-003-0104, P15399, 330304-2-011-0300, P111058

Dated February 27, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018984

**MAR 14 2018**

Amount Paid \$ 2230.00  
By *[Signature]* Skagit Co. Treasurer  
Deputy

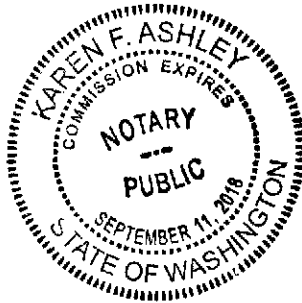
DEANN L. JOHNSON, as Personal Representative  
of the Estate of Curtis E. Johnson, deceased, per  
Skagit County Superior Court Probate No. 16-4-  
00416-4

Deann L. Johnson PR  
By: Deann L. Johnson, Personal Representative

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Deann L. Johnson signed  
this instrument, on oath stated that she is authorized to execute the instrument and  
acknowledged it as the Personal Representative of the Estate of Curtis E.  
Johnson, deceased to be the free and voluntary act of such party for the uses and  
purposes mentioned in this instrument.

Dated: March  
February 13<sup>th</sup>, 2018



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Seattle, WA  
My appointment expires: 9-11-2018

**Schedule "A-1"**

**01-166236-OE**

**DESCRIPTION:**

**PARCEL "A":**

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of the Northwest  $\frac{1}{4}$  of said Section 4;  
thence North  $01^{\circ}02'22''$  West, along the West line of said Section 4, a distance of 105.00 feet;  
thence North  $89^{\circ}35'52''$  East, parallel with the South line of said Northwest  $\frac{1}{4}$  of Section 4, a distance of 1,034.15 feet, more or less, to a point 268.00 feet West of the East line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 4;  
thence Southerly, parallel with and distant 268.00 feet West of the East line of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , a distance of 105.00 feet to the South line of the said Northwest  $\frac{1}{4}$ ;  
thence South  $89^{\circ}35'52''$  West a distance of 1,034.15 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

The North 330 feet of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 33 North, Range 3 East, W.M.,

Less South 1 rod and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

An easement for ingress, egress and utilities over property known as Bountiful Lane, as reserved in various documents of record.

Situate in County of Skagit, State of Washington.

**PARCEL "D":**

An easement for ingress, egress and utilities as conveyed in document recorded on March 7, 2018, under Auditor's File No. 201803070043, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.