

When recorded return to:

Cypress Holding, LLC, a Washington limited liability company  
11629 Pointe Place  
Anacortes, WA 98221



201803270013

Skagit County Auditor

\$75.00

3/27/2018 Page

1 of

2 10:21AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115409

### Statutory Warranty Deed

<sup>A115409</sup>  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Leonard Johnson, as his separate estate and Suenema Johnson, as her separate estate, both as tenants in common for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Cypress Holdings, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 4 and 5, Block 5, Bowman's Central Ship Harbor Water Front Plat of Anacortes

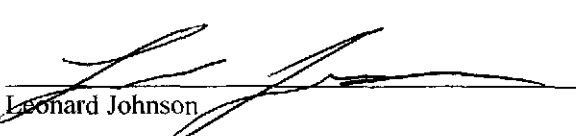
Tax Parcel Number(s): **P56780, 3776-005-005-0000**

Lots 4 and 5, Block 5, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, page 33, 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

3/21/18

  
Leonard Johnson

  
Suenema Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

<sup>20181176</sup>  
MAR 27 2018

Amount Paid \$11,575.00

Skagit Co. Treasurer

By 


Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leonard Johnson and Suenema 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:

03/21/2018

  
Printed Name: Barbara A Granger

Notary Public in and for the State of

Washington

Residing at

Sedro Woolley WA

My appointment expires: 4/25/2021



EXHIBIT "A"

A. 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: Bowman's Central Ship Harbor Water Front Plat of Anacortes  
Recorded: January 15, 1890  
Auditor's No.: Vol. 2 of Plats, Pg. 33

B. SUBJECT to the exceptions and reservations contained in Deed from the State of Washington under which title to portion of said premises comprising tide lands is claimed; whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the State, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State", approved March 9, 1893.

F. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

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:

Recorded: December 16, 2003  
Auditor's No: 200312160027

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: Survey  
Recorded: June 21, 2004  
Auditor's No.: 200406210184

I. 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: August 15, 2006  
Auditor's No.: 200608150111  
Affects: Subject property and other property