

When recorded return to:
Kevin Nihart
7969 Caddy Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A115715



201804050014

Skagit County Auditor
4/5/2018 Page

1 of

\$75.00

2 10:26AM

Statutory Warranty Deed

A115715
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Alan A. Johnson, an unmarried man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin Nihart, an unmarried man, as his separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 7-12, Block 2, Sound View Add No. 2 to Similk Beach

Tax Parcel Number(s): P69363, 4005-002-012-0009

Lots 7, 8, 9, 10, 11 and 12, Block 2, "SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH", as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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

4/2/18

Alan A Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181352
APR 05 2018

Amount Paid \$ 4668.60
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alan A 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: 04/02/2018



Barbara A Granger

Printed Name: Barbara A Granger

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 4/25/2021

Order No:

EXHIBIT "A"

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Sound View Addition No. 2 to Similk Beach
Recorded: November 14, 1930
Auditor's No.: 238701

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 24, 1959
Auditor's No.: 583559
Executed By: Similk Beach Development Company, a
Washington corporation