

When recorded return to:  
Bryce Griffiths  
330 North Baker Street  
Mount Vernon, WA 98273



201804110078  
Skagit County Auditor \$76.00  
4/11/2018 Page 1 of 3 1:25PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181443  
APR 11 2018

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033815

Amount Paid \$4,188.<sup>00</sup>  
Skagit Co. Treasurer  
By *Wdm* Deputy

CHICAGO TITLE  
620033815

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven P. Johnson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Bryce Griffiths, an unmarried person and Mariah Zavala, an unmarried person

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

That portion of Government Lot 11, Section 19, Township 34, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Block 12 of BEHREN'S & MOODY'S ADDITION TO WEST MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats page 101, records of Skagit County, Washington;

Thence North along the East line of Baker Street 80 feet to the true point of beginning;

Thence continuing North along Baker Street 80 feet;

Thence East parallel with the North line of said Block 12 to the Skagit River;

Thence Southerly along said river to a point East of the true point of beginning;

EXCEPT that portion lying Easterly of the Westerly right of way margin of Dike District No. 1 as condemned by decree filed March 16, 1897 in Skagit County Superior Court Cause No. 3049.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P26435 / 340419-0-104-0018

STATUTORY WARRANTY DEED  
(continued)

Subject to:

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

Dated: April 5, 2018

Steven P. Johnson  
Steven P. Johnson

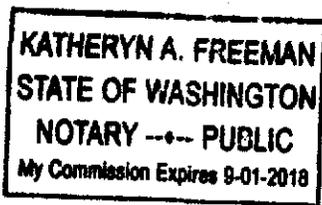
State of Washington  
County of Sagit

I certify that I know or have satisfactory evidence that

Steven P. Johnson  
(is) are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 10, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

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

Granted to: Dike District No. 1  
Purpose: construction and maintenance of a system of dikes. (see record)  
Recording Date: August 15, 1978  
Recording No.: 885577  
Affects: Not disclosed

2. Dike right of way along the easterly portion as disclosed by the County Assessor's Map
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by the City of Mount Vernon.