

**When recorded return to:**

Joseph R. Jones and Tessa R. Jones  
309 Coates Lane  
Sedro Woolley, WA 98284



**201806280456**

06/28/2018 11:41 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034942

**CHICAGO TITLE**  
**620034942**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Evelyn M. Johnson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joseph R. Jones and Tessa R. Jones, a married couple

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

Lot 24, HOGG SUBDIVISION, according to the plat thereof recorded in Volume 16 of Plats, pages  
154 and 155, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P110926 / 4689-000-024-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**2018 2809**  
**JUN 28 2018**

Amount Paid \$ **5278.25**  
Skagit Co. Treasurer  
By **HB** Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 21, 2018

Evelyn M. Johnson  
Evelyn M. Johnson

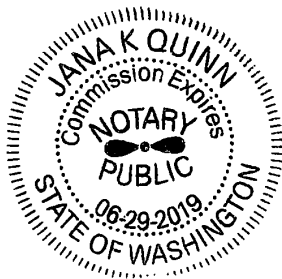
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Evelyn M. Johnson  
(s)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: June 27, 2018

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: July 30, 1907  
 Auditor's No.: 63371, records of Skagit County, Washington  
 In favor of: Puget Sound and Baker River Railroad Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects: 50 feet right of way  
  
 NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: September 14, 1926  
 Auditor's No.: 197187, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric system, together with necessary appurtenances  
 Affects: The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: January 31, 1948  
 Auditor's No(s): 415111, records of Skagit County, Washington  
 For: Drainage ditch  
 Affects: The exact location and extent of said easement is not disclosed of record
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HOGG  
 SUBDIVISION:  
  
 Recording No: 9701150045
5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;  
 Recorded: October 20, 1995  
 Auditor's No.: 9510200008, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.