

When recorded return to:
Kyle Brown and Tiffanee Brown
14201 Leslie Lane
Mount Vernon, WA 98273



201806290045

06/29/2018 09:18 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035094

CHICAGO TITLE
620035094

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Johnson, also shown of record as Eric C. 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 Kyle Brown and Tiffanee Brown, a married couple

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

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

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

PTN NE NE, 08-34-05

Tax Parcel Number(s): P30223 / 340508-1-003-0101,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2825
JUN 29 2018

Amount Paid \$2283.40
Skagit Co. Treasurer
By *Udam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 25, 2018


Eric JohnsonState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

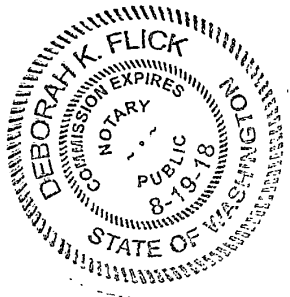
Eric Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 6/27/2018
Name: DEBORAH K. FLICKNotary Public in and for the State of WAResiding at: BellinghamMy appointment expires: 8/19/18

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30223 / 340508-1-003-0101

That portion of the North 425.82 feet of the Northeast Quarter of the Northeast Quarter of Section 8, Township 34 North, Range 5 East, W.M., lying West of the County Road (known as the Janicki Road) described as follows:

Commencing at the intersection of the North line of said subdivision and the West right of way line of the Janicki Road;

Thence South 7 degrees 52'22" East along the West right of way line of the Janicki Road 133.40 feet to the point of beginning;

Thence South 79 degrees 14'08" West 73.24 feet to the center line of an existing United States Department of the Interior access road easement as recorded under Auditor's File No. 474954, Volume 250, page 421, records of Skagit County, Washington;

Thence South 14 degrees 53' West along the center line of said easement 324.44 feet;

Thence North 79 degrees 14'08" East 299.19 feet to the Westerly right of way line of said Janicki Road;

Thence North 27 degrees 03'52" West along the Westerly right of way line of said Janicki Road 304.72 feet to the point of beginning.

(Also known as Lot 2 of unrecorded Skagit County Short Plat No. 49-72)

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

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

Granted to:	Skagit Improvement Co.
Purpose:	Water main or pipe
Recording Date:	March 12, 1920
Recording No.:	140126
Affects:	Exact location undeterminable
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	John Foss and Otto Boyd
Purpose:	Road purposes
Recording Date:	March 31, 1935
Recording No.:	270080
Affects:	A forty foot right of way through the East Half of the Northeast Quarter of Section 8, Township 34 North, Range 5 East, W.M., following line of Old Clear Lake Lumber Company right of way
3. Reservations contained in deed

Recording Date:	May 31, 1935
Recording No.:	270088

As follows:
Reserving, however, from said transfer the old 50 foot railroad right of way as now graded Southerly from the Northern line of said land and extending the same Southerly through and over the said land and also reserving a 40 foot road right of way Easterly and Westerly through said land so as to most conveniently reach grantors abutting land from said North and South reserved right of way.
Also excepting and reserving from the said conveyance the right of the Skagit Improvement Company to maintain its Sedro-Woolley water pipe line or water main system as the same passes through, over and across said land, with the right to enter, keep and repair the same
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	State Division of Forestry
Purpose:	Gravel Pit
Recording Date:	March 30, 1937
Recording No.:	288269
Affects:	Exact location undeterminable
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"Exceptions
(continued)

Granted to: State Division of Forestry
 Purpose: Road for forest protection purposes
 Recording Date: March 30, 1937
 Recording No.: 288271
 Affects: Exact location undeterminable

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

Granted to: State Division of Forestry
 Purpose: Gravel Pit
 Recording Date: March 30, 1937
 Recording No.: 288273
 Affects: Exact location undeterminable

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

Granted to: State Division of Forestry
 Purpose: Road for forest protection purposes
 Recording Date: March 30, 1937
 Recording No.: 288280
 Affects: Exact location undeterminable

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

Granted to: United States of America
 Purpose: road
 Recording Date: May 9, 1952
 Recording No.: 474954
 Affects: Approximately 14 feet in width, with such additional widths as are necessary over and across the Northeast Quarter of the Northeast Quarter of Section 8, Township 34 North, Range 5 East, W.M.

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

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: January 27, 1958
 Recording No.: 561078

10. An exchange of easement for roadway purposes, executed by Harry W. Osborne and Mae L. Osborne, and Goodyear Nelson Hardwood Lumber Co., Inc

EXHIBIT "B"

Exceptions
(continued)

Recording Date: November 15, 1965
Recording No.: 674540

11. City, county or local improvement district assessments, if any.