



201807130049

07/13/2018 10:38 AM Pages: 1 of 2 Fees: \$100.00 Skagit County Auditor

When recorded return to:
Richard H. Smith
17381 Britt Rd
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115744

Statutory Warranty Deed 115744
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ross M. Johnson and Jennifer K. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard H. Smith and Patricia Ann Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 34 North, Range 4 East, NE SW (aka Tract B SP 28-81)
Tax Parcel Number(s): P29304, 340431-3-003-0109

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Tract "B" of Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981 under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington.

The property being conveyed herein shall not have use of the 30-foot wide Easement shown on Short Plat No. 28-81 across Tract "A" of said Short Plat. In lieu of said easement the Grantee agrees to access Tract "B" across the property which it is hereby boundary adjusted to.

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

The herein described property will be combined or aggregated with contiguous property to the West owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by June 26, 2018 of the Skagit County Planning Department. [Signature]

Dated 6.29.18

[Signature] Ross M. Johnson
[Signature] Jennifer K. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3052
JUL 13 2018

Amount Paid \$ 1268.88
Skagit Co. Treasurer
[Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ross M. Johnson and Jennifer K. 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: 10.29.18

[Signature]
Printed Name: Katie Hickey Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Cowano Island
My appointment expires: 10/7/2019 3:20:21



Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Trans Mountain Oil Pipe Line Corporation
Recorded:	November 26, 1957
Purpose:	Pipeline
Auditor's No.	558901
Area Affected:	Not disclosed

B. 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:	Short Plat 28-81
Recorded:	June 4, 1981
Auditor's No.:	8106040030

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201306040001.