



201807240038

07/24/2018 11:43 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:  
Jody R. Hutchison and Moumita Hutchison  
402 Kenkirk Place  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183230  
JUL 24 2018

Amount Paid \$ 5113.60  
Skagit Co. Treasurer  
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620035269

Escrow No.: 620035269

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brent 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 Jody R. Hutchison and Moumita Hutchison, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Tract 6, "KENKIRK PLACE, A REPLAT OF A PORTION OF TRACT 55, PLAT OF THE  
BURLINGTON ACREAGE PROPERTY", As Per Plat Recorded In Volume 11 Of Plats, page 39,  
records of Skagit County, Washington.

EXCEPTING THEREFROM that portion of said Tract 6 described as follows:

Beginning at the most Northerly corner of said Tract 6; thence Southerly along the East line of said  
Tract 6 a distance of 21.1 feet; thence Westerly parallel with the South line of said Tract 6, to the  
Northwesterly line of said Tract 6; thence Northeasterly along said Northwesterly line to the Point of  
Beginning.

Situated in Skagit County, Washington.

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

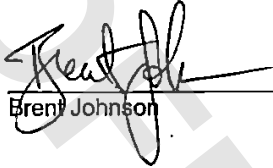
Tax Parcel Number(s): P79454 / 4336-000-006-0001,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 13, 2018


  
\_\_\_\_\_  
Brent Johnson

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ 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: \_\_\_\_\_

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

*Attachment*

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

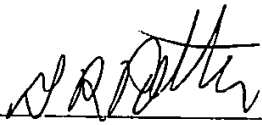
State of California  
County of San Luis Obispo

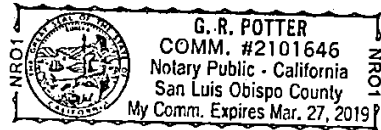
On July 17, 2018 before me, G R Potter, Notary Public  
(insert name and title of the officer)

personally appeared Brent Johnson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water line, together with right of ingress and egress  
Recording Date: February 23, 1976  
Recording No.: 830598
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 KENKIRK PLACE:  
  
Recording No: 830838
  
3. City, county or local improvement district assessments, if any.
  
4. Assessments, if any, levied by City of Burlington.