

When recorded return to:
Stanley J. Buchanan
24090 Old Day Creek Road
Sedro Woolley, WA 98284



201809130051

09/13/2018 11:28 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033683

CHICAGO TITLE
620033683

STATUTORY WARRANTY DEED

THE GRANTOR(S) William L. Johnson and Rita J. Johnson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stanley J. Buchanan, an unmarried person

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.)

Lot(s): 1 SKAGIT COUNTY SHORT PLAT #PL00-735

Tax Parcel Number(s): P30104 / 340506-0-014-0110

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


SEP 13 2018

Amount Paid \$15,175.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

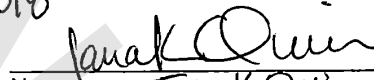
Dated: September 9, 2018



William L. Johnson

Rita J. JohnsonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William L. Johnson and Rita J. Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 12, 2018

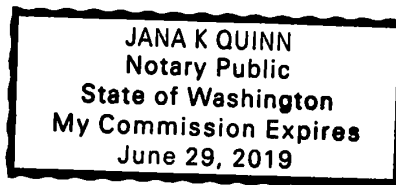
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30104 / 340506-0-014-0110

PARCEL "A":

Lot 1 of Short Plat No. PL00-0735, approved February 7, 2001, recorded February 13, 2001, under Auditor's File No. 200102130052; being a portion of Government Lot 5, Section 6, Township 34 North, Range 5 East, W.M.

EXCEPT the Westerly 200.00 feet of that portion of Lot 1, Short Plat PL00-0735, approved February 7, 2001, recorded February 13, 2001, under Auditor's File No. 200102130052, records of Skagit County, Washington, which lies Southerly of the South line of Lot 3 and Lot 4 of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, and utilities over, across and through the East 20.00 feet of Lot 3 of said Short Plat PL00-0735.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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 Short Plat PL00-0735:

Recording No: 200102130052

2. Protected Critical Area Site Plan recorded November 12, 1998 under Auditor's File No. 9811120004.

3. Title Notification-Special Flood Hazard Area that may include Covenants, Conditions and Restrictions affecting the subject property:

Recording Date: June 7, 2001 and July 11, 200
Recording No.: 200106070054 and 200307110235

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. Boundary Line Agreement including the terms, covenants and provisions thereof

Recording Date: November 21, 2016
Recording No.: 201611210095

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