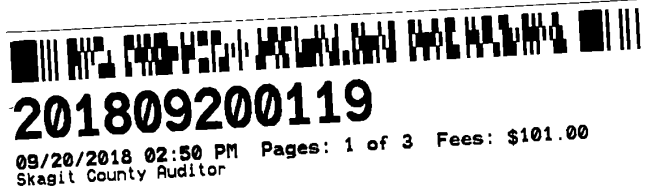


When recorded return to:  
Maryann Johnston  
1741 Hillcrest Loop  
Mount Vernon, WA 98274



Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 620035953

CHICAGO TITLE  
620035953

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Eileen A Rowland, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Maryann Johnston, an unmarried person

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

Lot 10, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No.  
201304150001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184196

SEP 20 2018

Tax Parcel Number(s): P131448 / 6012-000-000-0010,

Amount Paid \$ 6715.<sup>60</sup>

Skagit Co. Treasurer

By HB Deputy

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 14, 2018

Eileen A Rowland  
Eileen A RowlandState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Eileen A Rowland is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 17, 2018Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9.01.2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Exceptions

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

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 29, 2008
Recording No.:	200809290084
2. 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 PLAT OF HILLCREST LANDING:  
  
Recording No: 201304150001
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: April 15, 2013  
Recording No.: 201304150002
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.
6. Assessments, if any, levied by Hillcrest Landing Homeowner's Association.