



201810010242

10/01/2018 03:40 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
Darrell Erling Johnson and JoAnn Joyce McComas-Johnson  
7070 92nd Ave SE  
Mercer Island, WA 98040

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116206

Statutory Warranty Deed

116206  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dale T. Irvine, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Darrell Johnson and JoAnn Johnson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Tr. 65, Snee-Oosh

Tax Parcel Number(s): P69685, 4016-000-065-0006

Tract 65, "SNEE-OOSH, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 4 of Plats, page 50, records of Skagit County, 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

Dated 9/27/18  
Dale Irvine  
Dale Irvine

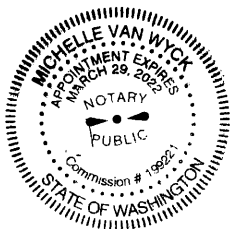
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184364  
OCT 01 2018

Amount Paid \$10,471.40  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dale Irvine, 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: 9/27/18



Michelle Van Wyck  
Printed Name: ~~Katie Hickok~~ Michelle Van Wyck  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 1/07/2019

**Exhibit A****EXCEPTIONS:**

A. RESERVATIONS CONTAINED IN VARIOUS DEEDS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN, AS FOLLOWS:

This deed is made and accepted with the understanding and agreement that no intoxicating liquors shall be manufactured, sold or offered for sale, nor any public dance shall be maintained, conducted or operated at any time on the premises above described in this deed; that any violation of the foregoing agreement shall render this deed null and void and said property shall revert to said Snee-Oosh Land Co., the grantor herein.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	December 10, 1936
Recorded:	March 5, 1937
Auditor's No.:	287336
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected:	Prohibition against blasting within 300 feet of lines

C. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

D. 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:	Snee-Oosh
Recorded:	September 9, 1927
Auditor's No.:	Volume 4 of Plats, Page 50

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skagit Sewer District No. 1
Dated:	June 28, 1962
Recorded:	July 20, 1963
Auditor's No.:	638884
Purpose:	For sewer line, together with the right to construct, maintain and operate
Area Affected:	As disclosed in instrument

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 30, 1995  
Auditor's No.: 9505300064  
Regarding: Variance for Construction of Addition

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 30, 1995  
Auditor's No.: 9505300065  
Regarding: Variance for Construction of Addition

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

H. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)