

When recorded return to:  
Thomas Johnson and Sheryl Johnson  
313 Longtime Lane  
Sedro Woolley, WA 98284



**201810120092**

10/12/2018 03:29 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036192

**CHICAGO TITLE**

620036192

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael John Peterson and Darla Ann Peterson, 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 Thomas Johnson and Sheryl Johnson, a married couple

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): 18 ANKNEY HEIGHTS

Tax Parcel Number(s): P118263 / 4779-000-018-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

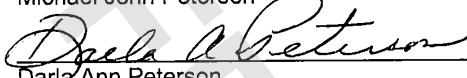
20184547  
OCT 12 2018

Amount Paid \$ 11,128.22  
By *Ma* Skagit Co. Treasurer Deputy

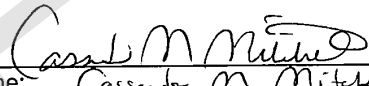
## STATUTORY WARRANTY DEED

(continued)

Dated: October 2, 2018

  
\_\_\_\_\_  
Michael John Peterson  
\_\_\_\_\_  
Darla Ann PetersonState of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Michael John Peterson and Darla Ann Peterson  
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: 10-10-18  
\_\_\_\_\_  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-21

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118263 / 4779-000-018-0000**

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Lot 18, PLAT OF ANKNEY HEIGHTS, according to the Plat thereof recorded August 23, 2001, under Auditor's File No. 200108230090, records of Skagit County, Washington.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: October 3, 1955  
 Auditor's No.: 525232, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
 Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: October 18, 1960  
 Auditor's No.: 599945, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
 Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: August 7, 1979  
 Auditor's No.: 7908070035, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13  
  
 Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.
  
4. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;  
 For: Utilities  
 Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
  
5. Easement, including the terms and conditions thereof, conveyed by instrument;  
 Dated: May 21, 1992  
 Recorded: May 29, 1992  
 Auditor's No.: 9205290074, records of Skagit County, Washington  
 Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington  
 For: Utilities

**EXHIBIT "B"**Exceptions  
(continued)

- Affects: A portion of the premises herein reported lying within the Northwest  
Quarter of the Southeast Quarter of Section 13
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 25, 1992  
Auditor's No.: 9206250091, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances  
Affects: A portion of said premises and other property
  7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 20, 2001  
Auditor's No(s): 200102200088, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances
  8. 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 ANKNEY  
HEIGHTS:**  
  
Recording No: 200108230090
  9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant,  
condition or restriction based on race, color, religion, sex, handicap, familial status, or national  
origin;  
Recorded: May 29, 1992  
Auditor's No.: 9205290075, records of Skagit County, Washington  
Executed By: Virginia Ankney also known as Ginny Ankney  
As Follows: The property described in Exhibit "A" will be combined or aggregated with  
contiguous property owned by grantee, and this boundary adjustment is  
not for the purpose of creating an additional building lot
  10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,  
but omitting any covenant or restrictions, if any, 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 law;  
Recorded: August 10, 2001  
Auditor's No(s): 200108100314, records of Skagit County, Washington  
Executed By: LRDTD Johnson Partnership

**EXHIBIT "B"**

Exceptions  
(continued)

AMENDED by instrument(s):

Recorded: January 31, 2002, November 27, 2002 June 25, 2004 and November 15, 2004

Auditor's No(s): 200201310042, 200211270215, 200406250159, and 200411150148,  
records of Skagit County, Washington

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 10, 2001  
Auditor's No(s): 200108100314, records of Skagit County, Washington
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Sedro-Woolley.
14. Assessments, if any, levied by Ankney Heights Homeowner's Association.