

When recorded return to:

Vicki L. Tyler
1865 NE 8th Ave
Oak Harbor, WA 98277



201811080022

11/08/2018 11:27 AM 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.: 620036325

CHICAGO TITLE
620036325

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Johnston and Karen Johnston, 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 Vicki L. Tyler, an unmarried person

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

Lot 5, HOMESTEAD PLACE SUBDIVISION, according to the plat thereof, recorded December 1,
2004, under Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No.
200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122249 / 4846-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184936
NOV 08 2018

Amount Paid \$ 5612.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2018

X. Brian Johnston
Brian Johnston
Karen Johnston
Karen Johnston

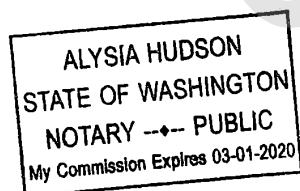
State of WASHINGTON
County of SKAGIT

on 11.2.2018

I certify that I know or have satisfactory evidence that ~~Brian Johnston~~ and Karen Johnston 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: November 2, 2018

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Brian Johnston is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/6/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manzanilla, WA
My appointment expires: 10/1/2019

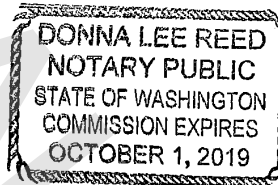


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 11, 2004
 Auditor's No(s): 200410110031, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Said instrument is a re-recording of instrument (s);

Recorded: July 26, 2004

Auditor's File No(s): 200407260154, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 8, 2003
 Auditor's No(s): 200301080008, records of Skagit County, Washington
 In favor of: City of Burlington
 For: Sewer
 Affects: Southerly 30 feet of said premises

Note: Easement is also delineated on the face of said plat.

3. 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 HOMESTEAD PLACE:

Recording No: 200412010051 and amended under 200505060135

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

EXHIBIT "A"Exceptions
(continued)

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;

Recorded: December 14, 2004

Auditor's No(s): 200412140045, records of Skagit County, Washington

Executed By: Homestead NW Dev. Co.

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Burlington.
7. Assessments, if any, levied by Homestead Place Owner's Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 5, 2018
between Vicki L Tyler ("Buyer")
and Brian Johnston ("Seller")
concerning 1108 Homestead Dr. Burlington WA 98233 (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Vicki L Tyler 10/15/2018
Buyer Date

Brian Johnston 10-11-18
Seller Date
Karen Johnston 10-1-18
Seller Date