


When recorded return to:
Anton D. Ypma and Tiffany F. Ypma
3210 East Division Street
Mount Vernon, WA 98274


201902130047
02/13/2019 01:38 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500079921

CHICAGO TITLE
500079921

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk D. Johnson and Holly L. Johnson, Unmarried persons as Joint Tenants
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Anton D. Ypma and Tiffany F. Ypma, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1, EASTGATE ADDITION PLAT NO. 3, according to the plat thereof recorded in Volume 13 of
Plats, pages 94 through 96, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P83058 / 4465-000-001-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 474
FEB 13 2019

Amount Paid \$5,629.⁸⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 6, 2019

Kirk D. Johnson
Kirk D. Johnson
Holly L. Johnson
Holly L. Johnson

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Kirk D. Johnson (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: February 07 2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

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

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Holly L. Johnson (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: February 8, 2019

SCOTT A SAYLER
Notary Public
State of Washington
My Appointment Expires Nov 30, 2020

Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

STATUTORY WARRANTY DEED
(continued)

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 Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	June 20, 1985
Recording No.:	8506200045

2. 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 EASTGATE ADDITION PLAT NO. 3:

Recording No: 8403280008

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:	February 24, 1956
Recording No.:	532098

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 January 10, 2019
between Anton D Ypma Tiffany F Ypma ("Buyer")
Buyer Buyer
and Kirk Johnson Holly Johnson ("Seller")
Seller Seller
concerning 3210 E Division Street Mount Vernon WA 98274 (the "Property")
Address City State Zip

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.

Tiffany Ypma 1-10-19
Buyer Date

Kirk Johnson 1-10-19
Buyer Date

Authentisign
Kirk Johnson 01/11/2019
Sent 01/11/2019 6:01:10 AM PST Date

Authentisign
Holly Johnson 01/11/2019
Sent 01/11/2019 3:07:47 PM PST Date