



201902150018

02/15/2019 10:40 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Dana Johnson and Diana D. Johnson
3950 Home Road
Bellingham, WA 98226

STATUTORY WARRANTY DEED 18-1158
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) H. Leslie Faber and G. Joy Faber, husband and wife, and Robert E. Burkland and Pamela K. Burkland, husband and wife, as to Parcels "A" and "B" and in Robert E. Burkland and Pamela K. Burkland, husband and wife as to Parcel "C", 3927 Old Hwy 99 South Rd, Mount Vernon, WA 98273. * DBA Farwest Equipment

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dana Johnson and Diana D. Johnson, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Portions of the South 468 feet of the NE SE of Sec. 31, Twp. 34 N., R. 4 E., WM

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 "B" attached hereto

Tax Parcel Number(s): P29312 & 340431-4-002-0009 & P29265 & 340431-0-026-0009 & P29311 & 340431-4-001-0000

Dated: 2-14-19

H. Leslie Faber

G. Joy Faber

Robert E. Burkland

Pamela K. Burkland

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201902150018
FEB 15 2019
Amount Paid \$ 23,145.00
By Skagit Co. Treasurer
Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1158-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that H. Leslie Faber, G. Joy Faber, Robert E. Burkland and Pamela K. Burkland is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10th day of February, 2019



Signature

Katie E. Hickok, notary

Title

My appointment expires: 1-7-23

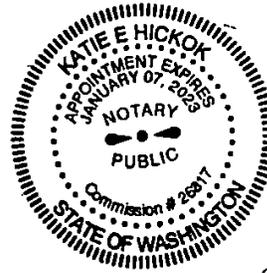


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3823-3927 Old Hwy 99 So, Mount Vernon, WA 98273
Tax Parcel Number(s): P29312 & 340431-4-002-0009 & P29265 & 340431-0-026-0009 & P29311 & 340431-4-001-0000

Property Description:

Parcel "A":

The North 100 feet of the South 468 feet of that portion of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., lying between the Great Northern Railway Company right-of-way on the West and the Pacific Highway right-of-way also known as Old Highway 99 South on the East.

Parcel "B":

The South 218 feet of the North 318 feet of that portion of the South 468 feet of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M. lying East of the Great Northern Railway right-of-way and lying West of the Pacific Highway right-of-way also known as Old Highway 99 South.

Parcel "C":

That portion of the South 468 feet of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M. lying East of the Great Northern Railway right-of-way; EXCEPT the right-of-way of the State Highway along the East line thereof; AND ALSO EXCEPT the North 318 feet thereof.

EXHIBIT B
18-1158-KH

1. Regulatory notice/agreement regarding Variance that may include covenants, conditions and restrictions affecting the subject property recorded May 12, 1982 as Auditor's File No. 8205120035; Affects: Parcel "A".

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.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded July 7, 1993 as Auditor's File No. 9307070046; Affects: Parcel "C".

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named MV Short Plat LU-06-60 recorded July 29, 2008 as Auditor's File No. 200807290144; Affects: South line of Parcel "C".