

When recorded return to:
Sandra L. Falteisek
1716 Hillcrest Loop
Mount Vernon, WA 98274



201904300141

04/30/2019 01:36 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037532

CHICAGO TITLE
620037532

PERSONAL REPRESENTATIVE DEED
(Bargain and Sale Deed - RCW 64.04.040)

THE GRANTOR(S)

James Algot Johnson, as Personal Representative for the Estates of James E. Johnson and Nancy L. Johnson, both deceased

for and in consideration of

Three Hundred Eighty Thousand And No/100 Dollars (\$380,000.00)

in hand paid, bargains, sells, and conveys to

Sandra L. Falteisek, an unmarried person

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

Lot 23, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, 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): P131461 / 6012-000-000-0023

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191580
APR 30 2019

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By *man* Deputy

PERSONAL REPRESENTATIVE DEED
(continued)

Dated: April 25, 2019

James Algot Johnson, as Personal Representative for the Estates of James E. Johnson and Nancy L. Johnson, both deceased.

BY: 
James Algot Johnson
Personal Representative

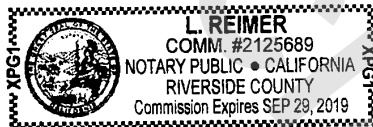
PERSONAL REPRESENTATIVE DEED
(continued)

State of CA
Riverside of _____

I certify that I know or have satisfactory evidence that James Algot Johnson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of James Eugene Johnson and Nancy Laverne Johnson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4.26.19



L. Reimer
Name: L. Reimer
Notary Public in and for the State of CA
Residing at: Riverside
My appointment expires: 9.29.19

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 Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 29, 2008
Recording No.: 200809290084
2. 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 HILLCREST LANDING:

Recording No: 201304150001
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: April 15, 2013
Recording No.: 201304150002
4. 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

EXHIBIT "A"Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by the City of Mount Vernon.
7. Assessments, if any, levied by Hillcrest Landing Homeowner's Association.
8. City, county or local improvement district assessments, if any.