

When recorded return to:  
Jerry E. Gardner, Jr.  
20633 Lafayette Road  
Burlington, WA 98233



**201906070082**

08/07/2019 01:29 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.: 620037795

**CHICAGO TITLE**

620037795

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis Johnson and Andrea Johnson, 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 Jerry E. Gardner, Jr., an unmarried man and Jill R. Brownfield,  
an unmarried woman

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): Ptn. 14 PLAT OF THE BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62373 / 3867-000-014-0505

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2191  
JUN - 7 2019

Amount Paid \$ 11,913.20  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 5, 2019

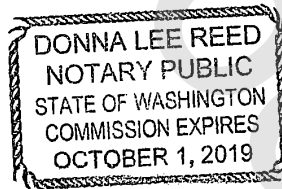
X T. Johnson  
Travis Johnson  
X Andrea Johnson  
Andrea Johnson

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that  
Travis Johnson and Andrea 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: 6/5/19

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62373 / 3867-000-014-0505**

A portion of Tract 14, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northeast corner of said Tract 14;  
thence South 00°46'50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road;  
thence South 25°28'10" West along said Westerly road line a distance of 281.26 feet to a 3/4 inch iron pipe marking the true point of beginning for this description;  
thence continue South 25°28'10" West along said road line a distance of 23.37 feet to the beginning of a tangent curve to the right having a radius of 341.30 feet;  
thence along the arc of said curve through a central angle of 49°47'53" a distance of 296.64 feet;  
thence South 75°16'03" West along said road line a distance of 70.55 feet;  
thence North 31°54'12" West a distance of 124.03 feet;  
thence North 42°35'34" East a distance of 274.92 feet;  
thence South 64°31'50" East a distance of 198.40 feet to the true point of beginning;

TOGETHER WITH that portion of Tract 14, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northeast corner of said Tract 14;  
thence South 00°46'50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road;  
thence South 25°28'10" West along said Westerly road line a distance of 281.26 feet to the true point of beginning said point being the most Easterly corner of that certain tract of land conveyed to Jerry W. Schneider by Thomas E. Robbins and Donna D. Robbins under Statutory Warranty Deed filed under Auditor's File No. 8307260061, records of Skagit County, Washington;  
thence North 25°28'10" East a distance of 100.00 feet;  
thence North 64°31'50" West a distance of 167.59 feet to a point that bears North 42°35'34" East from the most Northerly corner of said Schneider Tract;  
thence South 42°35'34" West a distance of 104.64 feet to said most Northerly corner;  
thence South 64°31'50" East along the Northerly line of said Schneider Tract a distance of 198.40 feet to the true point of beginning;

AND TOGETHER WITH that portion of Tract 14, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northeast corner of said Tract 14;  
thence South 00°46'50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road;  
thence South 25°28'10" West along said Westerly road line a distance of 281.26 feet to the most Easterly corner of that certain tract of land conveyed to Jerry W. Schneider by Thomas E. Robbins and Donna D. Robbins under Statutory Warranty Deed filed under Auditor's File No. 8307260061, records of Skagit County, Washington;

**EXHIBIT "A"**  
Legal Description  
(continued)

thence continue South 25°28'10" East a distance of 23.37 feet to the beginning of a curve to the right having a radius of 341.30 feet;  
thence along the arc of said curve in a Southwesterly direction through a central angle of 49°47'53" an arc length of 296.64 feet to a point of tangency;  
thence South 75°16'03" West a distance of 70.55 feet to the most Southerly corner of said Schneider Tract, said point being the true point of beginning;  
thence continue South 75°16'03" West a distance of 221.38 feet to a point which bears South 42°35'34" West from the most Westerly corner of said Schneider Tract;  
thence North 42°35'34" East a distance of 219.50 feet to said Westerly corner of said Schneider Tract;  
thence South 31°54'12" East along the Southwesterly line of said Schneider Tract a distance of 124.03 feet to the true point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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: December 13, 1985  
Recording No.: 8512130015
2. Agreement for On-site sewage system including the terms, covenants and provisions thereof  
  
Recording Date: August 24, 1994  
Recording No.: 9408240060
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: July 1, 2003  
Recording No.: 200307010129  
Matters shown: fence lines
4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: May 16, 2007  
Recording No.: 200705160111
5. Title Notification including the terms, covenants and provisions thereof  
  
Recording Date: May 16, 2007  
Recording No.: 200705160110
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. City, county or local improvement district assessments, if any.

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 Apr. 15, 2019  
between Jerry E Gardner Jr. & Jill Brownfield ("Buyer")  
and Travis Johnson and Andrea Johnson ("Seller")  
concerning 20633 Lafayette Rd 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.

AuthentSIGN 04/15/2019  
Jerry E Gardner Jr  
Buyer 4/15/2019 9:53:26 PM PDT Date  
AuthentSIGN 04/15/2019  
Jill Brownfield  
Buyer 4/15/2019 4:17:06 PM PDT Date

AuthentSIGN 03/17/2019  
Travis Johnson  
Seller 3/17/2019 7:16:16 PM PDT Date  
AuthentSIGN 03/17/2019  
Andrea Johnson  
Seller 3/17/2019 9:56:06 PM PDT Date