

When recorded return to:  
Bradley E Johnson and Rebecca J Johnson  
7158 Steelhead Lane  
Burlington, WA 98233



**201906130035**

06/13/2019 11:40 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.: 620038050

**CHICAGO TITLE**  
**620038050**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Larson and Patricia G Larson, 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 Bradley E Johnson and Rebecca J Johnson, a married couple

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

LOT 8, SAMISH RIVER PARK, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 9 OF  
PLATS, PAGES 43 AND 44, 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): P68684 / 3990-000-008-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2300

JUN 13 2019

Amount Paid \$ 6,803.71

Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 10, 2019

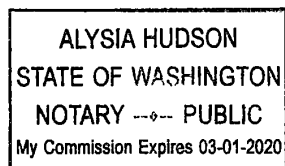
Mark Larson  
By Patricia Gail Larson  
HIS ATTORNEY IN FACT  
Mark Larson, By Patricia Gail Larson,  
His Attorney-in-Fact

Patricia G Larson  
Patricia G Larson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Patricia Gail Larson 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 Attorney in Fact of Mark Larson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 11, 2019



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

Patricia G. Larson  
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: June 11, 2019Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY --P-- PUBLIC  
My Commission Expires 03-01-2020

## 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: August 10, 1929  
 Recording No.: 225812
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: State of Washington Department of Game  
 Recording Date: May 11, 1954  
 Recording No.: 501365  
 Affects: 25 ft. strip bordering both sides of Samish River
3. 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 the Plat of Samish River Park Division No. 1:
 

Recording No: 703269
4. Covenants, conditions, restrictions and easements 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: August 15, 1967  
 Recording No.: 703232

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 1968  
 Recording No.: 710329

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 12, 1979  
 Recording No.: 7904120004

**EXHIBIT "A"****Exceptions  
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 1, 1992  
Recording No.: 9207010015

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1995  
Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998  
Recording No.: 9803230110

5. Covenants, conditions, restrictions and easements 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: August 18, 1998  
Recording No.: 9808180048

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Samish River Park, Inc. and / or Samish River Park Home Owners Association

7. Resolution(s) and the terms and conditions thereof:

Recording No.: 200805120181  
Recording No.: 200906120099

8. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Right, title and interest of the owner of land adjoining on the North as to that portion of said land lying between the joint-use driveway and the property line, as disclosed by inspection on June 22, 1995.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Samish River Park Homeowners Association.
13. Assessments, if any, levied by Samish River Park, Inc..