

**When recorded return to:**  
Gerardo and Jamie Garcia  
10756 District Line Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3318  
Aug 07 2019  
Amount Paid \$4277.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039232

**CHICAGO TITLE**  
**620039232**

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dana D. Johnson and Diana L. 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 Gerardo Garcia and Jamie Garcia, husband and wife

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:

Tract D, Revised Skagit County Short Plat No. 1-75 and Ptn Lots 1 and 2, Sterling View Div. No. 2


Tax Parcel Number(s): P67624 / 3959-000-016-0015

Subject to:


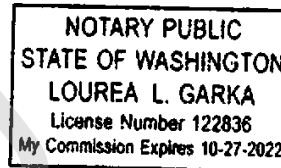
**SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 31, 2019

  
\_\_\_\_\_  
Dana D. Johnson  
\_\_\_\_\_  
Diana L. JohnsonState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dana D. Johnson and Diana L. Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 2, 2019  
\_\_\_\_\_  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P67624 / 3959-000-016-0015**

---

Tract "D" of Revised Skagit County Short Plat No. 1-75, approved May 6, 1977 and recorded July 7, 1977 as Auditor's File No. 859984 in Volume 2 of Short Plats, page 80, records of Skagit County, Washington, being a portion of Tract "A" of "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH those portions of Lots 1 and 2 of the "PLAT OF STERLING VIEW, DIVISION NO. 1", as per plat recorded in Volume 14 of Plats, page 182, records of Skagit County, Washington, lying BOTH within Parcels "A" and "B" of that certain boundary line adjustment deed approved and recorded as Auditor's File No. 9202060015 and between the Northerly extensions of both the Easterly and Westerly lines of said Tract "D".

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. Reservation of minerals, together with the right of entry to remove the same, as reserved by W.M. Lindsey and Emma S. Lindsey, husband and wife, in Deed to John E. Peterson, dated October 27, 1902, and recorded October 28, 1902, in Volume 49 of Deeds, page 234, records of Skagit County, Washington. Said mineral rights are now held by Skagit County by tax foreclosure.
  
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 SKAGIT COUNTY REVISED SHORT PLAT NO. 1-75:  
  
Recording No: 859984
  
3. Declaration of Easement including the terms, covenants and provisions thereof  
  
Recording Date: March 9, 2007  
Recording No.: 200703090153  
  
Use, maintain, repair, replace waterlines, an underground electric line and to construct, use, maintain, repair and replace both new and any existing utilities.
  
4. 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: February 20, 1991  
Recording No.: 9102200054
  
5. 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 STERLING VIEW DIV. NO. 1:  
  
Recording No: 9107030052
  
6. Covenants, Easements, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual

**EXHIBIT "B"**

Exceptions  
(continued)

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 13, 1991  
Recording No.: 9108130067

Being a re-recording of Recording No. 9107030053

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 4, 1992  
Recording No.: 9202040037

Recording Date: June 18, 1996  
Recording No.: 9606180023

Recording Date: March 2, 2004  
Recording No.: 200403020038

7. Reservation contained in Deed including the terms, covenants and provisions thereof

Recording Date: February 6, 1992  
Recording No.: 9202060015

The attached legal description of property will be combined or aggregated with the contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Sterling View Owner's Association.