


When recorded return to:
Nicholas A. Johnson and Gregory Johnson
25176 Triple Creek Lane
Mount Vernon, WA 98274


201910010089
10/01/2019 03:42 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038557

CHICAGO TITLE
620038557

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Gallagher, an unmarried person,

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicholas A. Johnson, a single person and Gregory M. Johnson, a married person as his separate property

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.)

PTN. LOT 1 SKAGIT COUNTY SHORT PLAT NO. 95-008 AND PTN, SW 17-33-5E, W.M.

Tax Parcel Number(s): P126734 / 330517-0-001-0600, P125976 / 330517-0-001-0500, P18124 / 330517-3-008-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4298
OCT 01 2019

Amount Paid \$ **2141.00**
By **HB** Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 30, 2019

Laura Gallagher
Laura Gallagher

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Laura Gallagher

(s) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 1, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126734 / 330517-0-001-0600, P125976 / 330517-0-001-0500 and P18124 / 330517-3-008-0003

PARCEL "A":

Beginning at a point in the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., which is 1,154.0 feet East and 655.2 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of said Section. This point being South $58^{\circ}21'50''$ East, 1,327.0 feet from said Northwest corner of the Southwest $\frac{1}{4}$ using the West line of Section 17 as a base which bears South $2^{\circ}03'$ West; thence North $59^{\circ}47'$ East, 119.5 feet; thence South $77^{\circ}23'$ East 171.8 feet; thence South $53^{\circ}23'$ West, 138.7 feet; thence South $60^{\circ}16'$ West 47.3 feet; thence North $15^{\circ}34'$ West, 138.5 feet to the point of beginning, EXCEPT that portion lying with the Northern Pacific Railroad right-of-way.

TOGETHER with an easement over a 30 foot road being and lying within that portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., not included in the property formerly owned by School District #67 and more particularly described as follows:

Beginning at the aforesaid point, which is South $58^{\circ}21'50''$ East 1,327.0 feet from the Northwest corner of the Southwest $\frac{1}{4}$ of Section 17; thence North $65^{\circ}15'$ West 180.8 feet; thence North $49^{\circ}15'$ West 225.5 feet; thence North $18^{\circ}44'$ West 190.9 feet; thence North $55^{\circ}43'$ West 138.8 feet; thence North $1^{\circ}34'$ West 110.9 feet to a point on the center line of Montborne-McMurray Road which point is the P.C. of a 5° curve to the right.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of Lot 1, Short Plat No. 95-008 recorded in Volume 13 of Short Plats, pages 20-21 (inclusive), under Skagit County Auditor's File No. 9707150040, being in portions of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., lying Southeasterly of the following described line:

Commencing at the Easterly most corner common to Lots 1 and 4 of said Short Plat No. 95-008, also being a point on the Westerly margin of the Northern Pacific Railroad right-of-way and being on the East-West center line of said Section 17, Township 33 North, Range 5 East, W.M.; thence South $89^{\circ}23'42''$ West along said line common to said Lots 1 and 4, also being the East-West centerline of said Section 17 for a distance of 409.92 feet and being the true point of beginning of said line description; thence South $57^{\circ}24'07''$ West for a distance of 744.49 feet, more or less, to the Southwesterly line of said Lot 1, Short Plat No. 95-008 being on the agreement line between Thomas and Lindquist per Boundary Line Adjustment Deeds recorded under Skagit County Auditor's File Nos. 9410050066 and 9410050067 and being the terminus of said line description.

TOGETHER with a non-exclusive easement for ingress, egress and utilities recorded as Auditor's File No. 201111180061.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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 SHORT PLAT NO. 95-008:

Recording No: 9707150040

2. Homeowners Maintenance Agreement (Roadway);
Recorded: July 15, 1997
Auditor's No.: 9707150041, records of Skagit County, Washington
3. Lot Certification including the terms, covenants and provisions thereof

Recording Date: March 29, 2007
Recording No.: 200703290129
4. Reservations contained in Deeds recorded under Auditor's File Nos. 67649 and 569008, records of Skagit County, Washington.
5. Property Line Agreement between Lundquist and Thomas recorded October 5, 1994, under Auditor's File No. 9410050066 and 9410050067, records of Skagit County, Washington.
6. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: April 4, 2007
Recording No.: 200704040083
7. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: January 15, 2008
Recording No.: 200801150082
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Road
Recording Date: October 7, 1924
Recording No.: 177766
Affects: Portion of said premises and other property

EXHIBIT "B"Exceptions
(continued)

9. Easement including the terms, covenants and provisions thereof
 Recording Date: November 18, 2011
 Recording No.: 201111180061
10. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
 Recording Date: December 28, 2011
 Recording No.: 201112280067
11. Agreement Road Maintenance Agreement for Triple Creek Lane;
 Executed by: Kenneth N. Thomas and Ruth M. Thomas, Husband and Wife and Peter Thomas
 Recording Date: June 17, 1997
 Recording No.: 9706170086
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
 Recording Date: October 25, 2007
 Recording No.: 200710250067
 Affects: P125976

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
14. Assessments, if any, levied by Triple Creek Lane Owners Association.
15. City, county or local improvement district assessments, if any.