



201911210078

11/21/2019 01:42 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Skagit Land Trust
1020 South 3rd Street
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

14-1844

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Stephen Johnson Jr. and Nancy B. Johnson, a married couple, 3811 Emory Trail, Oak Harbor, WA 98277,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Skagit Land Trust Inc., a Corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Tracts 1, 2, 3 and 4, SP# 32-89 (ptn West 1/2, Sec 23, T35N, R10E)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P108677 & 351023-2-010-0100
P45489 & 351023-2-011-0007
P45492 & 351023-0-014-0004
P45488 & 351023-2-010-0000
P109898 & 351023-2-010-0200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5091
NOV 21 2019

Amount Paid \$13,355.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Dated: 11/21/2019

Stephen Johnson Jr.
Stephen Johnson, Jr.

Nancy B Johnson
Nancy B. Johnson

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1899-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Stephen Johnson, Jr. and Nancy B. Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of November, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01/19/2022

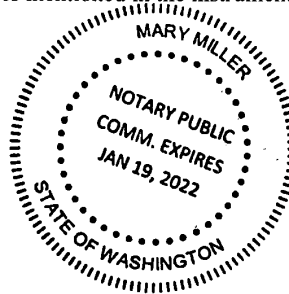


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 58062 State Route 20, Rockport, WA 98283

Tax Parcel Number(s): P108677 & 351023-2-010-0100 & P45489 & 351023-2-011-0007 & P45492 & 351023-0-014-0004 & P45488 & 351023-2-010-0000 & P109898 & 351023-2-010-0200

Property Description:

Tracts 1, 2, 3, and 4 of Skagit County Short Plat No. 32-89, approved September 8, 1992 and recorded September 8, 1992 under Auditor's File No. 9209080017 in Volume 10 of Short Plats, Page 117 records of Skagit County, Washington; being a portion of the West 1/2 of Section 23, Township 35 North, Range 10 East W.M.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

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1. Reservations, provisions and/or exceptions contained in instrument executed by William H. Kimball, David N. Richardson and Charles Blair, Trustees for the Stockholders of the Sound Timber Company, recorded September 6, 1949 as Auditor's File No. 435450.

2. Any adverse claim by reason of any change in the location of the boundaries of said premises, which may have resulted from, any change in the location of the Skagit River.

3. Right of the State of Washington in and to that portion of said premises, if any, lying in the bed of any former channel of the Skagit River.

4. Unrecorded Easement as disclosed by instrument for the purpose of covering the use of railroad grades in Township 35 North, Range 10 East, W.M. , in favor of Selective Logging company, as disclosed by deed recorded under Auditor's File No. 435450.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 32-89 recorded September 8, 1992 as Auditor's File No. 9209080017.

6. Regulatory notice/agreement regarding Application No. V86-029 of Poeschel and Schultz for a variance that may include covenants, conditions and restrictions affecting the subject property recorded March 14, 1989 as Auditor's File No. 8903140042 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 17, 1993, as Auditor's File No. 9302170077.

Statutory Warranty Deed
LPB 10-05

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