

When recorded return to:
Christopher L. Chaplin
20955 Morgan Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5243

Dec 03 2019

Amount Paid \$6235.00

Skagit County Treasurer

By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040529

CHICAGO TITLE

620040529

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 Christopher L. Chaplin, an unmarried person, as a separate estate

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.)

TRACT A SHORT PLAT NO. 1-75, PTN. TRACT A, MORGAN'S TRACTS & PTN. LTS. 2-4, PLAT OF STERLING VIEW DIV. NO. 1


Tax Parcel Number(s): P67628 / 3959-000-016-0403

Subject to:

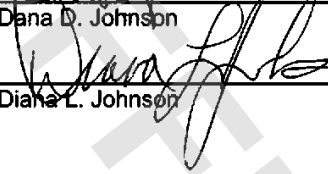
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: November 20, 2019



Dana D. Johnson




Diana L. Johnson

State of WACounty Skagit of Skagit

I certify that I know or have satisfactory evidence that

Dana D. Johnson and Diana L. 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: 11-26-19



Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

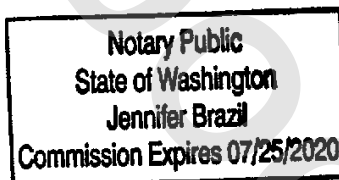


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67628 / 3959-000-016-0403

Tract "A" 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 2, 3 and 4 of the "PLAT OF STERLING VIEW DIV. NO. 1", as per plat recorded in Volume 14 of Plats, page 182 records of Skagit County, Washington, lying both within Parcels "B", "C" and "D" 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 "A".

ALSO TOGETHER WITH an additional portion of said Lot 4 described as follows:

Beginning at the Southwest corner of Parcel "D" conveyed to Jordan P. Morgan and Wilma V. Morgan by deed recorded February 6, 1992 as Auditor's File No. 9202060015; thence North 01°49'09" East, a distance of 6.20 feet to the Northwest corner of said Morgan parcel; thence North 88°10'51" West a distance of 5 feet; thence South to a point on the South line of said Lot 4 that is 5 feet West of the point of beginning; thence East along said South line to the point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for access as delineated on the face of said Short Plat No. 1-75.

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 REVISED SKAGIT COUNTY 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

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, 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

EXHIBIT "B"

**Exceptions
(continued)**

Recording Date: August 13, 1991
Recording No.: 9108130067

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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P67628 / 3959-000-016-0403
Levy Code: 1195
Assessed Value-Land: \$119,800.00
Assessed Value-Improvements: \$189,700.00

General and Special Taxes:
Billed: \$3,606.25
Paid: **\$3,606.25**
Unpaid: \$0.00

10. Assessments, if any, levied by STERLING VIEW ASSOCIATION.
11. City, county or local improvement district assessments, if any.