

When recorded return to:
Gordon Johnson and Sally Johnson
P.O. Box 212
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040815

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5426

Dec 17 2019

Amount Paid \$1963.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620040815
STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey M. Francis and Tami Francis, 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 Gordon Johnson and Sally Johnson, a married couple

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

Lot 7, PLAT OF WINDSONG RANCH ESTATES, as per plat recorded on April 9, 2008, under
Auditor's File No. 200804090083, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127539/ 4953-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2019

Jeffrey M Francis
Jeffrey M. Francis
Tami Francis
Tami Francis

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Jeffrey M Francis and Tami Francis
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: 12-16-19

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



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 18, 1955
Auditor's No(s).: 527377, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the Northeast Quarter of the Southeast Quarter
 2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1984
Auditor's No(s).: 8407310027, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the North Half of the Northeast Quarter of the Southeast Quarter
 3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 21, 1985
Auditor's No(s).: 8501210006, records of Skagit County, Washington
In favor of: Donald L. Bradley
For: Ingress, egress and utilities
Affects: A portion of the Northeast Quarter of the Southeast Quarter
 4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 25, 1989
Auditor's No(s).: 8904250008, records of Skagit County, Washington
In favor of: Water District No. 1
For: Pipe lines and appurtenances
Affects: A portion of the Northeast Quarter of the Southeast Quarter
- We note a Revocation of said easement recorded July 7, 1989, under Auditor's File No. 8907070063, records of Skagit County, Washington, executed by Philip E. Zeidner and Kathryn J. Zeidner, husband and wife.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1993
Auditor's No(s).: 9306160097, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the Northeast Quarter of the Southeast Quarter
 6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 28, 1993

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

Auditor's No(s).: 9310280159, records of Skagit County, Washington
 In favor of: Donald J. Dando and Amy M. Dando, husband and wife
 For: Common Drive
 Affects: A portion of the Northeast Quarter of the Southeast Quarter

7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: October 22, 1917
 Auditor's No.: 121746, records of Skagit County, Washington
 Executed By: David Tozer Company, a corporation of Minnesota
 Affects: The South Half of the Northeast Quarter
 As Follows: Any and all minerals or mining rights which have been heretofore reserved or excepted from any conveyance of any of said lands by any of the grantors in any of the deeds now of record in the office of the County Clerk and Recorder of said Skagit County, under which the said party of the first part claims title to any of the lands above described.
 Affects: The South Half of the Northeast Quarter
8. Agreement, including the terms and conditions thereof; entered into;
 By: Philip E. Zeidner, M.D. Trustee for the Retirement Trust for the benefit of Philip E. Zeidner, M.D. wwi Katy Zeidner
 And Between: Donald J. Dando and Amy M. Dando, husband and wife
 Recorded: May 26, 1983
 Auditor's No. 8305260009, records of Skagit County, Washington
 Providing: The location of the boundary between the properties of the above parties is not the fence
9. Agreement, including the terms and conditions thereof; entered into;
 By: Philip E. Zeidner, M.D. individually and as Trustee for the Retirement Trust for the benefit if Philip Zeidner, M.D. wwi Katy Zeidner
 And Between: Donald J. Dando and Amy M. Dando, husband and wife
 Recorded: October 28, 1993
 Auditor's No. 9310280159, records of Skagit County, Washington
 Providing: Common Drive
10. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: July 17, 2006
 Auditor's No.: 200607170159, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Underground electric system, together with necessary appurtenances

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

11. Terms and conditions set forth in Skagit County Variance No. PP 05-0457;
Recorded: December 1, 2005
Auditor's No(s).: 200512140138, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: April 28, 2005
Auditor's No(s).: 200504280008, records of Skagit County, Washington

Said document being a re-recording of Auditor's File No. 200502160067
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 28, 1983
Recording No.: 8307280021
Matters shown: Fence
Affects: Lot 13 Windsong Ranch Estates only
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 WINDSONG RANCH ESTATES:

Recording No: 200804090083
15. Plat Lot of Record Certification

Recording Date: April 9, 2008
Recording No.: 200804090084
Affects: Lots 1-13 of Plat of WindSong Ranch
16. Operation and Maintenance Manual For the Stormwater Collection System and Detention System and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090085
17. Natural Resource Land Easement Agreement and the terms and conditions thereof

Recording Date: April 9, 2008
Recording No.: 200804090086
18. Open Space Protected Area Easement Agreement and the terms and conditions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: April 9, 2008
Recording No.: 200804090087

19. 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, 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 in the document

Recording Date: April 9, 2008
Recording No.: 200804090088

20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Windsong Ranch Estates Homeowner's Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 18, 2019

between Gordon Johnson Sally Johnson ("Buyer")
Buyer Buyer
and Jeffrey Francis ("Seller")
Seller Seller
concerning 7386 Windsong Lane Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Gordon Johnson 11/19/2019
Buyer 11/19/2019 7:40:13 AM PST Date

Authentication
Sally Johnson 11/19/2019
Buyer 11/19/2019 7:28:20 AM PST Date

Authentication
Jeff Francis 11/19/2019
Seller 11/19/2019 10:18:24 AM PST Date

Authentication
Jami Francis 11/19/2019
Seller 11/19/2019 12:11:32 PM PST Date