

When recorded return to:
Todd W. Johnson
16813 Dike Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-169

Jan 15 2020

Amount Paid \$6235.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620041096

Escrow No.: 620041096

STATUTORY WARRANTY DEED

THE GRANTOR(S) Willis D Harshman, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Todd W. Johnson, an unmarried person

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. G.L. 8, 25-34-3E, W.M.

Tax Parcel Number(s): P22689 / 340325-0-020-0004, P22685 / 340325-0-018-0008, P22690 / 340325-0-020-0103, P22686 / 340325-0-018-0107

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 10, 2020

Willis Harshman

by Barbara Ricketts
Willis Harshman, by Barbara Ricketts, as attorney in fact

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Barbara Ricketts is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Willis D Harshman and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-13-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

<p>Notary Public State of Washington Jennifer Brazil Commission Expires 07/25/2020</p>
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22689 / 340325-0-020-0004, P22685 / 340325-0-018-0008, P22690 / 340325-0-020-0103 and P22686 / 340325-0-018-0107

Parcel "A":

The North 495 feet of Government Lot 8, Section 25, Township 34 North, Range 3 East, Willamette Meridian;

EXCEPT roads and dike right-of-way;

EXCEPT the South 150 feet of the East 290 feet thereof;

AND EXCEPT the West 256 feet of the East 760 feet of the North 170 feet of that portion thereof lying South of the County Road.

Lot "B":

Government Lot 8, Section 25, Township 34 North, Range 3 East, Willamette Meridian;

EXCEPT the North 30 rods (495.00 feet) thereof;

ALSO EXCEPT dike, ditch and County road rights of way;

AND ALSO EXCEPT the below described Tract X:

Tract X:

Commencing at the Southeast corner of said Government Lot 8, (Southeast Section corner); thence North 1° 01' 31" West along the East line of said Government Lot 8 (East line of the Southeast 1/4 of Section 25) for a distance of 822.35 feet, more or less, to the Southeast corner of said North 30 rods (495.00 feet) of Government Lot 8; thence South 89° 19' 59" West along the South line of said North 30 rods (495.00 feet) for a distance of 20.00 feet, more or less, to the Westerly right of way margin of Dike Road and being the true point of beginning; thence continue South 89° 19' 59" West along said South line for a distance of 140.00 feet; thence South 0° 30' 10" West for a distance of 144.34 feet; thence South 88° 24' 12" East for a distance of 144.00 feet, more or less, to said Westerly right of way margin of Dike Road at a point bearing South 1° 01' 31" East from the true point of beginning; thence North 1° 01' 31" West along said Westerly right of way margin for a distance of 150.00 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement and agreement for water line construction and use including the terms, covenants and provisions thereof
Recording Date: January 6, 1964
Recording No.: 645043
2. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: August 2, 2007
Recording No.: 200708020012
3. Quit Claim Deed for Boundary Line Adjustment and Easement including the terms, covenants and provisions thereof
Recording Date: September 12, 2007
Recording No.: 200709120092
4. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: December 17, 2007
Recording No.: 200712170164
5. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: December 19, 2007
Recording No.: 200712190053
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. The Land has been classified as Farm and Agricultural 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: August 19, 1977
Recording No.: 854803

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.

EXHIBIT "B"

Exceptions
(continued)

Please contact Skagit County Assessor's Records Section or the Company for additional information.

8. City, county or local improvement district assessments, if any.

