



202101250001

01/25/2021 08:30 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**After Recording Return To:**

Edward H. Johnson and Maxine G. Johnson  
1134-H Starvation Lake Road  
Colville, WA 98114

*Fulfillment*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*EX PAID  
\$27.50  
\$22145*  
JAN 25 2021  
Amount Paid \$ *✓*  
Skagit Co. Treasurer  
By *MEJ* Deputy

**STATUTORY WARRANTY DEED  
(Fulfillment)**

LAND TITLE OF SKAGIT COUNTY  
*136355 DE*

GRANTORS: **JOHNSON, EDWARD H.** and  
**JOHNSON, MAXINE G.**, husband and wife

GRANTEES: **LINDSEY, DAVID P.** and  
**LINDSEY, JEANNE A.**, husband and wife

Legal Description:  
Abbreviated Form: Lots A&C, BLA 200704260249;  
Ptn Lot 1, SP 30-88;  
Ptn S1/2, 16-33-4 E;  
Ptn NE1/4 of NE1/4, 21-33-4 E

*1598*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 27 2010

*23145.00*  
Amount Paid \$  
Skagit Co. Treasurer  
By *Lp* Deputy

Additional on: Exhibit "A"

Assessors Tax Parcel Nos: P16708, P126144, P16642, P16640, P17100,  
P17076, and P17026

*RECAF# 201005270064*

THE GRANTORS, **EDWARD H. JOHNSON** and **MAXINE G. JOHNSON**, husband and wife, for and in consideration of Ten Dollars (\$10.00), and other valuable consideration, convey and warrant to the GRANTEES, **DAVID P. LINDSEY** and **JEANNE A. LINDSEY**, husband and wife, the following described real estate situate in the County of Skagit, State of Washington, to-wit:

Those certain tracts of land listed and described on Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

**STATUTORY WARRANTY DEED (FULFILLMENT)**

- 1 -

SUBJECT TO: Easements, restrictions and reservations of record  
and those exceptions shown on Schedule B-1 of the title  
commitment dated effective April 28, 2010.

This deed is given in fulfillment of that certain Real Estate Contract between the parties  
hereto, dated May 18, 2010, and conditioned for the conveyance of the above-described property,  
and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance  
arising by, through or under the purchaser in said contract, and shall not apply to any taxes,  
assessments or other charges levied, assessed or become due subsequent to the date of said contract.

Real Estate Sales Tax paid on this sale on 5 / 27 /10, Receipt No. 1528.

DATED: May 24, 2010.

  
EDWARD H. JOHNSON

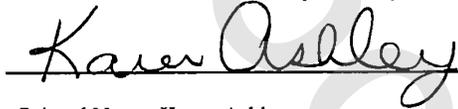
  
MAXINE G. JOHNSON

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **EDWARD H. JOHNSON** and  
**MAXINE G. JOHNSON** are the persons who appeared before me, and said persons  
acknowledged that they signed this instrument and acknowledged it to be their free and voluntary  
act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of May, 2010.





Printed Name Karen Ashley  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 9/11/2010

STATUTORY WARRANTY DEED (FULFILLMENT)

**EXHIBIT "A"**  
**(Legal Description)**

DESCRIPTION:

PARCEL "A":

All that portion of Lot 1, Skagit County Short Plat No. 30-88, approved July 15, 1988, as recorded in Volume 8 of Short Plats, page 68, under Auditor's File No. 8809210018, records of Skagit County, Washington; being in Section 16, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1;  
thence South 89°51'26" West along the South line thereof, 942.37 feet;  
thence North 00°04'58" West, 132.61 feet;  
thence North 03°50'20" West, 384.00 feet to the line common to Lots 1 and 2 of said Short Plat;  
thence South 88°35'01" East along said common line and along its Easterly extension, 148.51 feet;  
thence North 01°06'44" East, parallel with the East line of said Lot 2, 348.54 feet;  
thence South 66°47'58" West, parallel with the Northerly line of said Lot 1, 263.35 feet to a corner common to said Lots 1 and 2;  
thence North 01°06'43" East along the West line of the Northerly portion of said Lot 1, 52.86 feet to its Northerly line;  
thence North 66°47'58" East along said Northerly line, 1,174.21 feet to its Northeast corner;  
thence South 01°08'10" West along the East line of said Lot 1, 1,270.13 feet to the point of beginning.

TOGETHER WITH the following described tract of land:

Government Lot 2, Section 16, Township 33 North, Range 4 East, W.M., EXCEPT roads.

ALSO EXCEPT the following described tract:

Beginning at the East ¼ corner of Section 16;  
thence North 89°12'30" West, 1,299.19 feet;  
thence South 1°08'10" West, 1,361.12 feet to the Northwest corner of Government Lot 2, the true point of beginning;  
thence South 89°10'31" East, 384.79 feet;  
thence South 0°02'03" East, 76.24 feet;  
thence South 89°57'57" West, 347.77 feet;  
thence South 76°59'32" West, 39.85 feet to the West line of Government Lot 2;  
thence North 01°08'10" East, 90.98 feet to the true point of beginning; and also

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a strip of land 60.00 feet wide, the Southerly margin thereof being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, said point lying on the Easterly right of way margin of the Hermway Heights Road;  
thence North 90°00'00" East along the South line thereof, 216.83 feet to an angle point thereon;  
thence South 50°24'49" East along the South line thereof, 100.82 feet to an angle point thereon;  
thence South 51°29'50" East along the South line thereof, 221.61 feet to an angle point thereon;

## DESCRIPTION CONTINUED:

PARCEL "A" continued:

thence leaving said South line, South 75°57'20" East, 101.58 feet to the West line of the tract described above and the end of said Southerly margin, EXCEPTING from said 60.00 foot wide strip any portion thereof not lying within said Lot 1, and also EXCEPTING from said 60.00 foot wide strip any portion thereof lying within the above described portion of said Lot 1. Said strip is to be configured so as to provide a continuous connection from said Easterly right of way margin of the Hermsway Heights Road to the Westerly line of the above described portion of said Lot 1.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

All that portion of Lot 1, Skagit County Short Plat No. 30-88, approved July 15, 1988, as recorded in Volume 8 of Short Plats, page 68, under Auditor's File No. 8809210018, records of Skagit County, Washington, being in Section 16, Township 33 North, Range 4 East, W.M., lying West of the following described line:

Beginning at the Southeast corner of said Lot 1;  
thence South 89°51'26" West along the South line thereof, 942.37 feet to the true point of beginning of said described line;  
thence North 00°04'58" West, 132.61 feet;  
thence North 03°50'20" West, 384.00 feet to the line common to Lots 1 and 2 of said Short Plat and the end of said described line.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Northeast ¼ of the Northeast ¼ of Section 21, Township 33 North, Range 4 East, W.M., EXCEPT roads. EXCEPT that portion conveyed to the State of Washington, Department of Game by deed recorded February 10, 1951, under Auditor's File No. 456765.

ALSO EXCEPT the following described tract:

Beginning at the Southwest corner of the Northeast ¼ of the Northeast ¼ of Section 21, Township 33 North, Range 4 East, W.M.;

thence North 88°19'27" East 122 feet;

thence North 25°16' West 60.0 feet;

thence North 63°47'45" East 82.68 feet;

thence South 67° East 146.0 feet;

thence North 84°07'36" East 50 feet;

thence North parallel to the West line of said subdivision for 610 feet;

thence South 88°19'27" West to the West line of said subdivision;

thence South along the West line of said subdivision to the point of beginning.

Situate in the County of Skagit, State of Washington.

DESCRIPTION CONTINUED:

PARCEL "D":

Beginning at a point 100 feet West of the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M.;  
thence East 100 feet;  
thence South 100 feet;  
thence Northwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.