

**When recorded return to:**  
Jacob Trent Johnson and Taylor Johnson  
926 Bryden Avenue  
Lewiston, ID 83501

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-340

Jan 25 2021

Amount Paid \$2051.40  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045883

**CHICAGO TITLE**  
020045883

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Desirae Wesson who acquired title as Desirae M. Poirier, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jacob Trent Johnson and Taylor Johnson, a married couple

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. NW 1/4 & GOVT LT 2, SEC. 19-36-5E, W.M. Skagit County, WA

Tax Parcel Number(s): P51050 /  
360519-0-009-2900

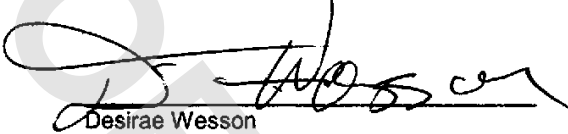
Subject to:

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

## STATUTORY WARRANTY DEED

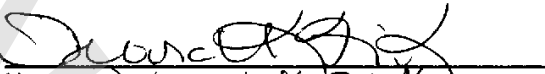
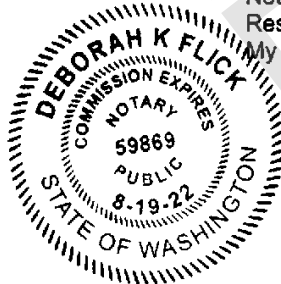
(continued)

Dated: January 7, 2021

  
Desirae WessonState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Desirae Wesson  
(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: 1/25/2021  
Name: Deborah K. Flick  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 8/19/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P51050 /  
360519-0-009-2900**

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That portion of the Southeast quarter of the Northwest quarter and of Government Lot 2, Section 19, Township 36 North, Range 5 East, Willamette Meridian, described as follows:

Commencing at the West quarter corner of said Section 19 (also the Southwest corner of Government Lot 2);

Thence North 05°19'33" West, a distance of 829.36 feet to the Point of Beginning;

Thence continuing North 05°19'33" West, a distance of 270 feet;

Thence South 85°27'52" East, a distance of 847.78 feet;

Thence South 08°11'29" East a distance of 199.12 feet;

Thence South 04°58'01" West a distance of 71.79 feet;

Thence North 85°27'52" West a distance of 844.86 feet to the Point of Beginning.

(Also known as Tract 47 of Survey recorded in Volume 1 of Surveys, page 85, under Auditor's File No. 805666, records of Skagit County, Washington, amended by survey recorded in Volume 1 of Surveys, page 110, under Auditor's File No. 809463, records of Skagit County, Washington.)

TOGETHER WITH an easement for ingress, egress, and utilities over, under and across a strip of land lying on the West Half of Section 19, Township 36 North, Range 5 East of the Willamette Meridian, which is 60 feet in width, being 30 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3, said Section 19;

Thence North 00°17'36" East along the West line of said Section a distance of 30.33 feet to the Point of Beginning;

Thence Northerly the following courses and distances:

Thence North 59°27'49" East a distance of 242.43 feet;

Thence North 34°30'21" East a distance of 254.74 feet;

Thence North 11°05'01" East a distance of 416.22 feet;

Thence North 08°14'41" East a distance of 628.27 feet;

Thence North 17°38'56" East a distance of 117.83 feet;

Thence North 35°18'26" East a distance of 207.71 feet;

Thence North 26°20'26" East a distance of 157.83 feet;

Thence North 04°58'01" East a distance of 326.90 feet;

Thence North 08°11'29" West a distance of 388.04 feet;

Thence North 20°54'29" West a distance of 215.68 feet;

Thence North 58°25'29" West a distance of 13.06 feet to a point which bears South 34°43'29" East from the Northwest corner of said section and the terminus of said Easement, said terminus having a 45-foot turnaround radius.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Pacific Northwest Pipeline Construction  
Purpose: Pipeline  
Recording Date: September 19, 1956  
Recording No.: 541755
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress, egress and utilities  
Recording Date: September 3, 1974  
Recording No.: 805666
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress, egress and utilities  
Recording Date: October 30, 1974  
Recording No.: 809462
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Northwest Pipeline Corp.  
Purpose: Pipeline  
Recording Date: February 22, 2002  
Recording No.: 20020220101
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: United States of America  
Purpose: Power line right of way, 125 feet in width  
Recording Date: December 3, 1946  
Recording No.: 398559
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted,  
  
Granted to: United States of America  
Purpose: Power line right of way, 137.5 feet in width  
Filed Date: August 28, 1963  
Court: District Court of the United States for the Western District of Washington,  
Northern Division

**EXHIBIT "B"**

**Exceptions  
(continued)**

Case No.: 263

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities  
Recording Date: April 20, 1976  
Recording No.: 834176

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utilities  
Recording Date: February 15, 1977  
Recording No.: 850975

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kamala, Inc.  
Recording Date: September 25, 1974  
Recording No.: 807850

10. 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 Survey:

Recording No: Volume 1 of Surveys, pages 85 and 110

11. 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: May 18, 1988  
Recording No.: 8805180066

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utilities  
Recording Date: December 10, 1974

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 811045

13. City, county or local improvement district assessments, if any.
14. 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."