

When recorded return to:
Eric Edward Johnson, an unmarried person
28 N Harrington Lagoon Rd
Coupeville, WA 98239

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-643
Feb 16 2021
Amount Paid \$101.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620046357

Escrow No.: 620046357

STATUTORY WARRANTY DEED

THE GRANTOR(S) Virgil Leners and Brenda Leners, 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 Eric Edward Johnson, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 30, CASCADE RIVER PARK NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME
9 OF PLATS, PAGES 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P63830 / 3872-000-030-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 9, 2021

Virgil Leners
Virgil Leners

Brenda Leners
Brenda Leners

State of WASHINGTON
County of Benton

I certify that I know or have satisfactory evidence that Virgil Leners and Brenda Leners 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 this instrument.

Dated: 2/9/2021

Thomas P Lind
Name: Thomas P Lind
Notary Public in and for the State of WA
Residing at: Benton County
My appointment expires: 2-28-23

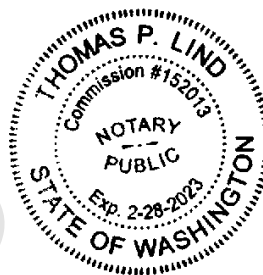


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto,
 - Purpose: Road purposes
 - Recording Date: January 13, 1965
 - Recording No.: 660830

 - Recording Date: January 14, 1965
 - Recording No.: 660901

2. Unrecorded right of way agreement and assignment of said Agreement, as disclosed by document including the terms, covenants and provisions thereof
 - Recording Date: September 15, 1952
 - Recording No.: 479844

3. Right of Way Agreement including the terms, covenants and provisions thereof
 - Recording Date: July 26, 1954
 - Recording No.: 504382

4. 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 CASCADE RIVER PARK NO. 2:
 - Recording No: 682848

5. Covenants, conditions and restrictions as disclosed by document 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
 - Recording Date: September 13, 1966
 - Recording No.: 707184

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

EXHIBIT "A"
Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: April 17, 1997
Recording No.: 9704170053

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

Granted to: Verizon Northwest Inc.
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Seattle, acting by and through Seattle City Light
Purpose: Access and utility
Recording Date: February 28, 2020
Recording No.: 202002280115
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Cascade River Community Club.