

When recorded return to:

Teri L. Johnson and Kevin M. Johnson
609 Hyatt Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-796

Feb 25 2021

Amount Paid \$8984.00
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

Escrow No.: 620046021

CHICAGO TITLE
620046021

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lisa Ann Marie Dickinson, also appearing of record as Lisa A. Dickinson, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Teri L. Johnson and Kevin M. 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.)

LT 2, SP NO. SW 02-96, BEING A PTN. LT 14, BLK 2, ROSEDALE GARDEN TRACT OF SEDRO WOOLLEY

Tax Parcel Number(s): P112697 / 4169-002-014-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 17, 2021

Lisa Ann Marie Dickinson
Lisa Ann Marie Dickinson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lisa Ann Marie Dickinson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 02.23.2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Ellington
My appointment expires: 03.01.2024

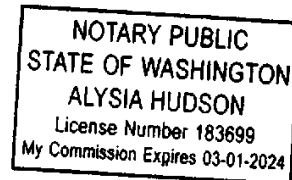


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112697 / 4169-002-014-0200

LOT 2 OF SEDRO-WOOLLEY SHORT PLAT NO. 2-96 RECORDED IN BOOK 13 OF SHORT PLATS, PAGE 45, UNDER RECORDING NO. 9709300005, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 14, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS TRACT 1, AS SHOWN ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 **SHORT PLAT NO. SW-02-96:**

Recording No: 9709300005
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sedro-Woolley Sub-Flood Control Zone of Skagit County
Purpose: Flood Control and drainage and to excavate, construct, maintain, and operate an open ditch for the conveyance of storm water over and across said 20 foot strip
Recording Date: July 26, 1985
Recording No.: 8507260003
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the city of Sedro Woolley.