

When recorded return to:
Lynne M. Koyamatsu
1138 York Place
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1344
Mar 30 2021
Amount Paid \$8930.60
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
020046692

Escrow No.: 620046692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas M. Johnson, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as part of an I.R.C. Section 1031 Tax-Deferred Exchange in hand paid, conveys, and warrants to Lynne M. Koyamatsu, a married woman as her separate estate

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.)

LOT "B" OF BOUNDARY SURVEY **NE 32-34-4**

Tax Parcel Number(s): P29483 / 340432-1-017-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 26, 2021



Nicholas M. Johnson



Hollie Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicholas M. Johnson and Hollie 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 this instrument.

Dated: March 26, 2021



Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

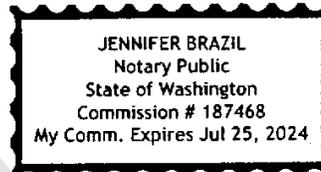


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29483 / 340432-1-017-0007

LOT "B" OF BOUNDARY SURVEY RECORDED APRIL 14, 2000, UNDER AUDITOR'S FILE NO. 200004140120, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 3/5 OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST 1/4, LYING EASTERLY OF THE BLODGETT COUNTY ROAD AND LYING NORTHERLY OF SKYRIDGE COUNTY ROAD, AS CONVEYED TO SKAGIT COUNTY BY INSTRUMENT RECORDED NOVEMBER 24, 1958, UNDER AUDITOR'S FILE NO. 573210, LOCATED IN SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M.,

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY BY DEED RECORDED SEPTEMBER 14, 1992, UNDER AUDITOR'S FILE NO. 9209140128.

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 set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: a perpetual easement for an electric line right-of-way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes
Recording Date: July 27, 1976
Recording No.: 839833

2. 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 Boundary Line Adjustment Survey:

Recording No: 200004140120

3. Agreement, including the Terms and Conditions thereof; entered into;

By: City of Mt Vernon, a municipal corporation
And: Ben Hansen
Recording Date: June 9, 2003
Recording No.: 200306090206

Said Agreement is a re-recording of Recording No. 200305190176.

4. Setback lines as disclosed in Agreement recorded May 19, 2003 under Recording No. 200305190176, and re-recorded on June 9, 2003 under Recording No. 200306090206

5. Notice of Decision Before the Skagit County Planning Director:

Recording Date: June 18, 2014
Recording No.: 201406180037

Recording Date: January 27, 2015
Recording No.: 201501270078

6. 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

EXHIBIT "B"

Exceptions (continued)

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.