

**When recorded return to:**  
Travis Clark  
25176 Triple Creek Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3720  
Aug 12 2021  
Amount Paid \$11102.20  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047387

**CHICAGO TITLE**  
620047387

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas A Johnson, a single person and Gregory M Johnson, a married man as his 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 Travis Clark, a single man

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.)

PARCEL A:BEING PTN SW 1/4 17-33-5

PARCEL B:PTN LT 1, SHORT PLAT NO. 95-008, BEING PTNS NW 1/4 SW 1/4 17-33-5

Tax Parcel Number(s): P126734 / 330517-0-001-0600, P125976 / 330517-0-001-0500, P18124 / 330517-3-008-0003

Subject to:

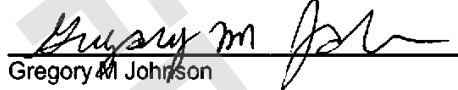
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: August 10, 2021


Nicholas A Johnson



Gregory M Johnson

State of Washington  
County of SILAGIT

I certify that I know or have satisfactory evidence that

Nicholas A Johnson & Gregory M Johnson  
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: 8-10-21  
Name: Teresa D Varnes  
Notary Public in and for the State of WA  
Residing at: Island Co  
My appointment expires: 5/24/23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P126734 / 330517-0-001-0600, P125976 / 330517-0-001-0500 and P18124 / 330517-3-008-0003**

---

**PARCEL A:**

BEGINNING AT A POINT IN THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., WHICH IS 1,154.0 FEET EAST AND 655.2 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION.  
THIS POINT BEING SOUTH 58°21'50" EAST, 1,327.0 FEET FROM SAID NORTHWEST CORNER OF THE SOUTHWEST ¼ USING THE WEST LINE OF SECTION 17 AS A BASE WHICH BEARS SOUTH 2°03' WEST;  
THENCE NORTH 59°47' EAST, 119.5 FEET;  
THENCE SOUTH 77°23' EAST 171.8 FEET;  
THENCE SOUTH 53°23' WEST, 138.7 FEET;  
THENCE SOUTH 60°16' WEST 47.3 FEET;  
THENCE NORTH 15°34' WEST, 138.5 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION LYING WITH THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY.

TOGETHER WITH AN EASEMENT OVER A 30 FOOT ROAD BEING AND LYING WITHIN THAT PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., NOT INCLUDED IN THE PROPERTY FORMERLY OWNED BY SCHOOL DISTRICT #67 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFORESAID POINT, WHICH IS SOUTH 58°21'50" EAST 1,327.0 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 17;  
THENCE NORTH 65°15' WEST 180.8 FEET;  
THENCE NORTH 49°15' WEST 225.5 FEET;  
THENCE NORTH 18°44' WEST 190.9 FEET;  
THENCE NORTH 55°43' WEST 138.8 FEET;  
THENCE NORTH 1°34' WEST 110.9 FEET TO A POINT ON THE CENTER LINE OF MONTBORNE-MCMURRAY ROAD WHICH POINT IS THE P.C. OF A 5° CURVE TO THE RIGHT.

**PARCEL B:**

THAT PORTION OF LOT 1, SHORT PLAT NO. 95-008 RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 20-21 (INCLUSIVE), UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9707150040, BEING IN PORTIONS OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EASTERLY MOST CORNER COMMON TO LOTS 1 AND 4 OF SAID SHORT PLAT NO. 95-008, ALSO BEING A POINT ON THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND BEING ON THE EAST-WEST CENTER LINE OF SAID SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.;  
THENCE SOUTH 89°23'42" WEST ALONG SAID LINE COMMON TO SAID LOTS 1 AND 4, ALSO BEING THE EAST-WEST CENTERLINE OF SAID SECTION 17 FOR A DISTANCE OF 409.92 FEET AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;

**EXHIBIT "A"**

Legal Description  
(continued)

THENCE SOUTH 57°24'07" WEST FOR A DISTANCE OF 744.49 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 1, SHORT PLAT NO. 95-008 BEING ON THE AGREEMENT LINE BETWEEN THOMAS AND LINDQUIST PER BOUNDARY LINE ADJUSTMENT DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 9410050066 AND 9410050067 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED AS AUDITOR'S FILE NO. 201111180061.

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, 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 SKAGIT COUNTY SHORT PLAT NO. 95-008:  
  
Recording No: 9707150040
2. Homeowners Maintenance Agreement (Roadway);  
  
Recorded: July 15, 1997  
Recording No.: 9707150041, records of Skagit County, Washington
3. Lot Certification including the terms, covenants and provisions thereof  
  
Recording Date: March 29, 2007  
Recording No.: 200703290129
4. Reservations contained in Deeds recorded under Recording No. 67649 and Recording No. 569008, records of Skagit County, Washington.
5. Property Line Agreement between Lundquist and Thomas recorded October 5, 1994, under Recording No. 9410050066 and Recording No. 9410050067, records of Skagit County, Washington.
6. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof  
  
Recording Date: April 4, 2007  
Recording No.: 200704040083
7. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: January 15, 2008  
Recording No.: 200801150082
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County  
Purpose: Road  
Recording Date: October 7, 1924

**EXHIBIT "B"**

**Exceptions  
(continued)**

- Recording No.: 177765  
Affects: Portion of said premises and other property
9. Easement including the terms, covenants and provisions thereof
- Recording Date: November 18, 2011  
Recording No.: 201111180061
10. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
- Recording Date: December 28, 2011  
Recording No.: 201112280067
11. Agreement Road Maintenance Agreement for Triple Creek Lane;  
Executed by: Kenneth N. Thomas and Ruth M. Thomas, Husband and Wife and Peter Thomas  
Recording Date: June 17, 1997  
Recording No.: 9706170086
12. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Creek.
13. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Creek.
14. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
15. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
16. 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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."

17. City, county or local improvement district assessments, if any.
18. Dues, Charges and/or Assessments, if any, levied by Triple Creek Lane Owners Association.