

**When recorded return to:**

Diane J. Crawford and William D. Crawford  
17339 Britt Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3883

Aug 23 2021

Amount Paid \$12455.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048175

CHICAGO TITLE CO.

620048175

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ross M. Johnson and Jennifer Kay Johnson, 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 Diane J. Crawford and William D. Crawford, 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. Lot B, Short Plat No. 85-72 and Ptn. Lot A, Short Plat No. 28-81 in SW, 31-34-4E, W.M.

Tax Parcel Number(s): P29301 / 340431-3-002-0001, P131503 / 340431-3-003-0400

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 18, 2021

Ross M. Johnson  
Ross M. Johnson

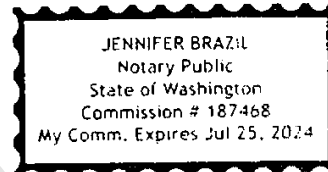
Jennifer Kay Johnson  
Jennifer Kay Johnson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ross M. Johnson and Jennifer Kay 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: 8-20-2021

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29301 / 340431-3-002-0001 and P131503 / 340431-3-003-0400**

That portion of the West ½ of the East ½ of the Northeast ¼ of the Southwest ¼ and of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 31, Township 34 North, Range 4 East of the Willamette Meridian; described as follows:

Commencing at the West ¼ corner of said Section 31; thence North 88° 55' 14" East along the East-West centerline of said Section 31, 1996.60 feet to the true point of beginning; thence South 0° 47' 46" East, 22.20 feet to the Northwest corner of that tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059; thence continuing South 0° 47' 46" East along the West line of said Mark Johnson property and the Southerly extension thereof, a distance of 211.74 feet; thence South 89° 45' 27" West, a distance of 218.81 feet, more or less, to the West line of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of said Section 31; thence North 0° 14' 33" West along the West line of said East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 31, a distance of 230.96 feet, more or less, to the intersection with the East-West centerline of said Section 31 at the Northwest corner of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of said Section 31; thence North 88° 55' 14" East along the East-West centerline of said Section 31, a distance of 216.57 feet, more or less, to the true point of beginning; Except that portion conveyed to Skagit County by Deed recorded under Auditor's File No. 5783301. (Also known as Ptn of Tract "B" of Skagit County Short Plat No. 85-72 approved December 18, 1972)

TOGETHER WITH that portion of Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, Pages 75 and 76, records of Skagit County, Washington, being a portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence South 86° 37' 45" West along the North line of said Tract "A", a distance of 172.27 feet, more or less, to the Northwest corner of that tract of land conveyed to Robert M. Baker by Deed dated May 21, 2014 and recorded June 2, 2014 under Skagit County Auditor's File No. 201406020120; thence South 0° 09' 35" East along the West line of said Baker property, a distance of 140.70 feet to the Southwest corner of said Baker property, and the true point of beginning of this property description; thence continuing South 0° 09' 35" East on the Southerly projection of said Baker West property line, a distance of 189.23 feet, more or less, to a point of intersection on the South line of Tract "A" of said Skagit County Short Plat No. 28-81; thence North 89° 11' 31" East along the South line of said Tract "A", a distance of 172.01 feet, more or less, to the Southeast corner of said Tract "A"; thence North 0° 09' 35" West along the East line of said Tract "A", a distance of 187.28 feet, more or less, to the Southeast corner of said Baker property; thence South 89° 50' 25" West along the South line of said Baker property, a distance of 172.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**  
Legal Description  
(continued)

**EXHIBIT "B"**  
Exceptions

1. Easement reserved regarding barn access, including the terms, covenants and provisions thereof  
Recording Date: January 8, 1973  
Recording No.: 779016
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Trans Mountain Oil Pipeline Corporation  
Purpose: pipeline(s)  
Recording Date: August 20, 1957  
Recording No.: 555099
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Trans Mountain Oil Pipe Line Corporation  
Purpose: pipeline(s)  
Recording Date: November 26, 1957  
Recording No.: 558901
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 Unrecorded Short Plat No. 85-72:
5. 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 Short Plat No. 28-81:  
Recording No: 8106040030
6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
Recording No.: 201306040001

**EXHIBIT "B"**

Exceptions  
(continued)

7. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: May 20, 2019  
Recording No.: 201905200061

8. 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."