

When recorded return to:

Lawrence Ryan Johnson and Amy E. Johnson
7114 Upland Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049249

CHICAGO TITLE
620049249

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey L. Allen, an unmarried person, 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 Lawrence Ryan Johnson and Amy E. 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(S) 10, 11 & PTN OF LT 13, "SHORE ACRES ADDN TO GUEMES ISLAND,"

Tax Parcel Number(s): P69141 / 3999-000-010-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4483

Sep 30 2021


Amount Paid \$14822.40

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2021


Jeffrey L. AllenState of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

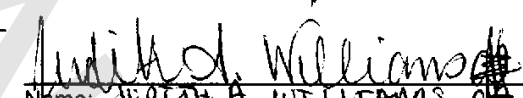
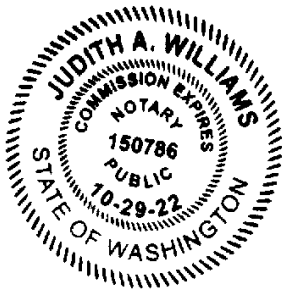
JEFFERY L ALLEN
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: SEP. 29, 2021
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/24

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69141 / 3999-000-010-0005

LOTS 10 AND 11, SHORE ACRES ADDITION TO GUEMES ISLAND, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 90 AND 91, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH INTEREST IN LOT 13 AS CONTAINED IN PROVISION IN THE DEDICATION OF SAID PLAT OF SHORE ACRES ADDITION TO GUEMES ISLAND, AS FOLLOWS: AND DO DEDICATE TO THE PRESENT AND FUTURE OWNERS WITHIN GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ALL OF PLATTED LOT 13 FOR SPRING AND/OR OTHER USES.

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 the Plat of Shore Acres Addition to Guemes Island, recorded in Volume 7 of Plats, Pages 90 and 91:

Recording No: 569533

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

Granted to: Upland Farms, LLC
Purpose: Install, maintain and repair an underground septic drain field system
Recording Date: March 8, 2007
Recording No.: 200703080139
Affects: Said premises and additional property

3. 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 Survey:

Recording No: 200703130061

4. City, county or local improvement district assessments, if any.