

When recorded return to:

Brett Allen Wood and Ashley Mariah Wood
421 Longtime Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051368

CHICAGO TITLE

620051368

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry L. Johnson and Jennifer M. Klunder, 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 Brett Allen Wood and Ashley Mariah Wood, husband and wife

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 26, PLAT OF ANKNEY HEIGHTS

Tax Parcel Number(s): P118271 / 4779-000-026-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221879

May 06 2022

Amount Paid \$5685.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2022

Terry L. Johnson
Terry L. Johnson
Jennifer M. Klunder
Jennifer M. Klunder

State of Ohio
County of Greene

This record was acknowledged before me on May 3, 2022 by
Terry L. Johnson and Jennifer M. Klunder

as _____ of _____

Gary Hill
(Signature of notary public)

Notary Public in and for the State of Ohio
Residing at: Montgomery County, Ohio
My commission expires: Sept 27, 2025



GARY HILL
Notary Public - State of Ohio
Commission Expires Sep 27, 2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118271 / 4779-000-026-0000

LOT 26, PLAT OF ANKNEY HEIGHTS, AS PER PLAT RECORDED ON AUGUST 23, 2001 UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 3, 1955
Recording No.: 525232
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water together with right of ingress and egress
2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 18, 1960
Recording No.: 599945
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water together with right of ingress and egress
3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 7, 1979
Recording No.: 7908070035
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line

Said easement is purportedly released under instrument recorded October 7, 1996, under recording number 9610070065.
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9205280022
5. Easement, including the terms and conditions thereof, conveyed by instrument;

Dated: May 21, 1992
Recording Date: May 29, 1992
Recording No.: 9205290074
For: Utilities

EXHIBIT "B"Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: June 25, 1992
Recording No.: 9206250091
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line

7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: February 20, 2001
Recording No.: 200102200088
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 PLAT OF ANKNEY HEIGHTS:

Recording No: 200108230090

9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 29, 1992
Recording No.: 9205290075

10. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 10, 2001
Recording No.: 200108100314

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 200201310042
 Recording No.: 200211270215
 Recording No.: 200406250159
 Recording No.: 200411150148

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201909050037
 Affects: Southerly line

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Ankney Heights Homeowners Association

Recording Date: August 10, 2001
 Recording No.: 200108100314

13. 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."

EXHIBIT "B"

Exceptions
(continued)

14. Assessments, if any, levied by Sedro Woolley.
15. City, county or local improvement district assessments, if any.