

When recorded return to:

Santiago Lozano Chavez and Maria Garcia Rodriguez
16891 State Route 536
Mount Vernon, WA 98273

GNW 22-15995

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy E. Sayer, Successor Trustee of the Eileen W. Johnson Testamentary Trust, and Nancy E. Sayer, Trustee of the A. Elliott Johnson Children's Trust dated December 1992 as to Parcel "A" and A. Elliott Johnson as his separate property as to Parcel "B", 1521 Forest Ridge Place, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Santiago Lozano Chavez and Maria Garcia Rodriguez, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Section 18, Township 34 North, range 4 East - NE NE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P130319 & P118175

Dated: June 10, 2022

A. Elliott Johnson Children's Trust

By: Nancy E. Sayer, Trustee
Nancy E. Sayer, Trustee

Eileen W. Johnson Testamentary Trust

By: Nancy E. Sayer, Trustee
Nancy E. Sayer, Trustee

A. Elliott Johnson

Nancy E. Sayer POA
By: Nancy E. Sayer, his attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222435

Jun 13 2022

Amount Paid \$1845.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15995-TJ

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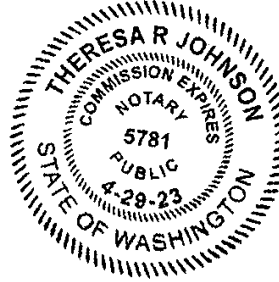
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10th day of June, 2022 by Nancy E. Sayer, attorney in fact for A. Elliott Johnson.

Theresa R. Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**WASHINGTON NOTARY ACKNOWLEDGEMENT
(REPRESENTATIVE)**

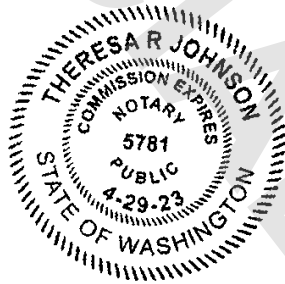
State of Washington

County of Skaigt

I certify that I know or have satisfactory evidence that Nancy E. Sawyer is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Trustee of A. Elliott Johnson Children's Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-10-22

(Seal or stamp)

Theresa R. Johnson
SignatureNotary
TitleMy appointment expires: 4-29-23

**WASHINGTON NOTARY ACKNOWLEDGEMENT
(REPRESENTATIVE)**

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Nancy E. Sayer is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Trustee of Eileen W. Johnson Testamentary Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-10-22

(Seal or stamp)

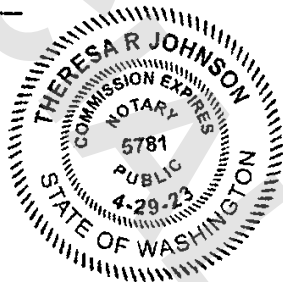
Theresa R. Johnson
SignatureNotary
TitleMy appointment expires: 4-29-23

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2121 Market Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P130317 & P118175

Property Description:

Parcel "A":

The South 8 rods of the East 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.; EXCEPT that portion conveyed to the City of Mount Vernon for street purpose in instrument recorded July 29, 1958 as Auditor's File No. 568431, and, ALSO EXCEPT that portion thereof lying East of Market Street.

Parcel "B":

That portion of the South 330.00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Begin at the Northwest corner of the East 670.00 feet of said South 330.00 feet, said point being the Northeast corner of Lot 3C, City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994 in Volume 11 of Short Plats, Pages 77 through 81, as Auditor's File No. 9405310129, records of Skagit County, Washington; thence South 00° 24' 07" East along the West line of the East 670.00 feet and the East line of said lot 3C to the Northwesterly margin of Market street as said street is shown and so designated on said Binding Site Plan; thence North 35° 08' 11" East, 106.77 feet along the Northeasterly prolongation of said Westerly margin to the beginning of a curve concave Northwesterly having a radius of 150.00 feet; thence Northeasterly and Northerly 42.11 feet along said curve through a central angle of 16° 05' 07" to the North line of said South 330.00 feet; thence North 89° 50' 52" West 81.44 feet along said North line to the point of beginning.

Statutory Warranty Deed
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EXHIBIT B

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named College Way Marketplace BSP MV 1-94 recorded 05/31/1994 as Auditor's File No. 940531-129. Affects: Parcel "B".
2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named BSP No. MV-4-01 recorded 10/09/2001 as Auditor's File No. 200110090093. Affects Parcel "A".

Statutory Warranty Deed
LPB 10-05

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