

When recorded return to:

William E. Bergquist and Theresa J. Bergquist
17409 Olympic Pl.
Mt. Vernon, WA, 98274

GNW 22-16270

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian L. Johnson, Personal Representative of Estate of Lawrence L. Johnson,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to William E. Bergquist and Theresa J. Bergquist, 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:

Gov. Lot 2, Section 27 & Gov. Lot 2, Section 28, all in Township 33 North, Range 6 East & Ptn. Lot 85, Block 1,
LAKE CAVANAUGH DIV. 3

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): P18451/330627-0-002-0002; P66856/3939-001-085-0105

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222888

Jul 13 2022

Amount Paid \$12455.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16270-KS

Dated July 12, 2022

Estate of Lawrence L. Johnson

By: Brian L. Johnson Personal Representative
Brian L. Johnson, Personal Representative

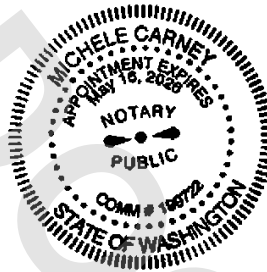
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian L. Johnson signed this instrument on oath stated that he is authorized to execute this instrument and acknowledged it as the Personal Representative to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Michele Carney
Signature

Notary
Title

My commission expires: May 16, 2026



Statutory Warranty Deed
LPB 10-05

Order No.: 22-16270-KS

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 21980 West Cove Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P18451/330627-0-002-0002; P66856/3939-001-085-0105

Property Description:

Government Lot 2, Section 27, Township 33 North, Range 6 East, W.M.; and, Government Lot 2, Section 28, Township 33 North, Range 6 East, W.M.; and, That portion of Lot 85, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington., described as follows:

Beginning at the Southeasterly corner of said Lot 85; thence North along the East line of said Lot for 50 feet; thence West at right angles to the East line of said Lot 85 for 20 feet; thence South parallel to the East line of said Lot to the Southerly line of said Lot; thence Southeasterly along southerly lot line to the point of beginning;

TOGETHER WITH an easement for ingress, egress and utilities as described in Statutory Warranty Deed recorded on May 10, 1961 as Auditor's File No. 607450, records of Skagit County Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16270-KS

EXHIBIT B

22-16270-KS

10. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913, and recorded February 28, 1920 in Volume 116 of Deeds, Page 285.

11. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lake Cavanaugh Subdivision, Division No. 3
Recorded: July 19, 1948
Auditor's No.: 420716

13. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjoining land owners
for: Roadway purposes
Auditor's No.: 594249 and other various documents of record
Affects: Road crossing Lots 82 thru 87

14. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 6, 1961
Recorded: 609583
Auditor's No.: To install, maintain, replace, remove and use an electric line, including all necessary poles or towers, wires and fixtures, and to keep this line free of interference from trees or other growth
Area Affected: The centerline of said electric line to be located as now staked across said property and constructed.

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: January 31, 1979
Auditor's No.: 895880

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: September 5, 2017
Auditor's No.: 201709050078

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16270-KS

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
06/01/2021

Estate of LAWRENCE LEROY JOHNSON:	No. 21-4-00249-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of LAWRENCE LEROY JOHNSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on June 01, 2021.
- 1.2 In that will BRIAN L JOHNSON is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT BRIAN L JOHNSON is authorized by this court to execute the will of the above decedent according to law.

DATED 06/01/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on June 01, 2021.

I further certify that these letters are now in full force and effect.

DATED: 06/02/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

