

When recorded return to:

BENNYBOY LLC
9672 Farm to Market Road
Bow, WA 98232

215180-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251361
May 06 2025
Amount Paid \$16860.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Dana Johnson and Diana L. Johnson, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **BENNYBOY LLC, a Washington Limited Liability Company**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn of NE ¼ - SE ¼, Sec 31-34N-R4 EWM

Tax Parcel Number(s): 340431-0-026-0009/P29265

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215180-LT.

Dated: April 30, 2025

(attached to Statutory Warranty Deed)

[Signature]
Dana Johnson

[Signature]
Diana L. Johnson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 6th day of May, 2025, by Dana Johnson and Diana L. Johnson.

[Signature]
Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Exhibit A

That portion of the South 468 feet of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East W.M., lying East of the Great Northern Railway right of way.

EXCEPT right of way of State Highway,

AND EXCEPT the North 318 feet thereof.

Situate in the County of Skagit, State of Washington.