

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251832

Jun 13 2025

Amount Paid \$8005.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Gerrit J. van den Engh and Barbara J. Trask
41219 Elysian Lane
Concrete, WA 98237

STATUTORY WARRANTY DEED

Guardian NW Title 25-23482-TB

THE GRANTOR(S) Duane E. Johnson and Janet Johnson, a married couple, 8851 South Box Dot Ranch
Place, Vail, AZ 85641,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gerrit J. van den Engh and Barbara J. Trask, a married couple

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

Lots 2, 3 and 4, Short Plat No. 28-88, approved July 5, 1988 and recorded July 12, 1988, under Auditor's File No.
8807120017; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 35 North, Range 7
East, W.M.

Abbreviated legal description: Property 1:
Section 11, Township 35 North, Range 7 East - NW NE (aka Lots 2-4, SP 28-88)

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 "A"
attached hereto

Tax Parcel Number(s): P42444/350711-1-004-0102 & P42445/350711-1-004-0201 & P42446/350711-1-004-0300

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23482-TB

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Dated: 06/10/2025

Duane E. Johnson
Duane E. Johnson

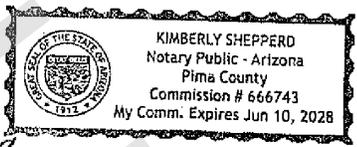
Janet Johnson
Janet Johnson

Arizona
STATE OF WASHINGTON ~~KS~~
COUNTY OF ~~SKAGIT~~ ~~KS~~
Pima

This record was acknowledged before me on this 10 day of June, 2025, by Duane E. Johnson and Janet Johnson.

Kimberly Shepperd
Signature

Notary Public
Title



My commission expires: June 10, 2028

EXHIBIT A

25-23482-TB

9. **EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF :**

Grantee: Puget Sound Power and Light Company

Dated: MARCH 15, 1925

Recorded: APRIL 24, 1925

Auditor's No.: 183096

Purpose: To construct, erect, alter, improve, repair, operate and maintain two electric transmission lines with prohibition against blasting within 300 feet.

10. 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 SHORT PLAT NO 28-88 recorded on July 12, 1988 as Auditor's File No. 8807120017.

11. 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 SHORT PLAT #PL04-0490 recorded on October 20, 2005 as Auditor's File No. 200510200079.

12. 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 SURVEY recorded on November 8, 2023 as Auditor's File No. 202311080100.

End of Exhibit A