

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252760
Aug 27 2025
Amount Paid \$14101.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Benita Hulbert Johnson
125 Clubhouse Dr
Lakeway, TX 78734

STATUTORY WARRANTY DEED

CHICAGO TITLE
620059769-4pgs

THE GRANTOR(S) Leland D Vega and Diana K Vega, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Benita Hulbert Johnson, an unmarried person

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

LOT D OF SURVEY RECORDED JUNE 11, 2006, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200601170059, FORMERLY LOT D, SURVEY RECORDED AUGUST 22, 2005, UNDER SKAGIT COUNTY AUDITORS FILE NO. 200508220002, FORMERLY LOT D OF REVISED SURVEY RECORDED MAY 6, 2005, UNDER SKAGIT COUNTY AUDITORS FILE NO. 200505060003, BEING A PORTION OF BLOCK 1512, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P121496 / 3809-512-016-0300, ,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 21, 2025



Leland D Vega


Diana K Vega

State of Washington

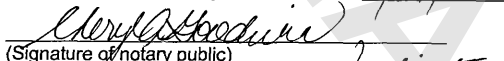
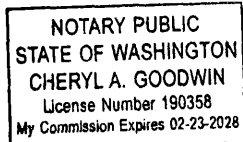
County of: IslandThis record was acknowledged before me on 8/21/2025 by Leland D Vega and Diana K Vega.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-23-2028

EXHIBIT "A"

Exceptions

1. 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 Northern Pacific Addition To Anacortes:
Recording No: Volume 2, Page 9
2. 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: 200403230127
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove and enlarge one or more utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: December 6, 2004
Recording No.: 200412060179
Affects: Portion of said premises
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: 200505060003
5. 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: 200508220002

EXHIBIT "A"Exceptions
(continued)

6. 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: 200601170059
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.