

When recorded return to:

Shea Sarah Johnson and Spencer Reed Johnson
318 N 18th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253397

Oct 16 2025

Amount Paid \$8618.60
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620058441

Escrow No.: 620058441

STATUTORY WARRANTY DEED

THE GRANTOR(S) Doris I Lyon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Shea Sarah Johnson and Spencer Reed Johnson, a married
couple

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

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

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

LT 11, PLAT OF HIGHLAND GLEN DIVISION NO. 4

Tax Parcel Number(s): P81358 / 4395-000-011-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

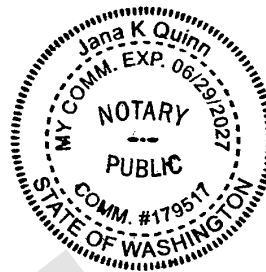
Dated: October 14, 2025Doris I. Lyon
Doris I LyonState of Washington
County of KingThis record was acknowledged before me on 10/14/2025 by Doris I Lyon.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81358 / 4395-000-011-0002

LOT 11, PLAT OF HIGHLAND GLEN DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 12 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Albert W. Owelle
Purpose:	Water main
Recording Date:	June 15, 1918
Recording No.:	126149
Affects:	as described in said instrument
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Highland Glen Div. No. 4:

Recording No: 7903010001

Supplemental dedication to the Plat of Highland Glen Division No. 4 was recorded under:

Recording No.: 7903060061.
3. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon, a Municipal corporation and Danard Custom Homes
Recording Date: June 23, 1980
Recording No.: 8006230015
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.

