202510160057

10/16/2025 01:31 PM Pages: 1 of 5 Fees: \$307.50

Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620058441

CHICAGO TITLE

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 (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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STATUTORY WARRANTY DEED

(continued)

State of County of

This record was acknowledged before me on 10 14 2025 by Doris I Lyon.

(Signature of notary public)
Notary Public in and for the State of W
My commission expires: 00 79 78

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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EXHIBIT "B"

Exceptions

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: Recording No.:

June 15, 1918 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: Jun

June 23, 1980

Recording No.: 8006230015

- 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.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Page 1 of 1	NATURAL RESOURCE LANDS DISCLOSURE				
The follow	ring is part of the Purchase	and Sale Acre	ement dated	September 20,	2025
. Sh	ea Sarah johnson		Spencer Reed Jo	hnson	
batween _	Buyer		uyer		("Buyer")
and	Doris I Lyon				("Seller")
	Seller	8	plar	· · · · · · · · · · · · · · · · · · ·	(0001 /
concerning	318 N 18th Pl		Mount Vernon	WA 98273	(the "Property")
	Adunted	C	ty	· Biklo Zip	
Buyer is a Resource	aware that the Property Lands Disclosure, Skagit (may be subjectionally code se	ct to the Skag ction 14.38, whi	it County Right-tich states:	o-Manage Natural
co no ma ex no as pre	ng-term commercial signifi- mmercial activities occur- in-resource uses and may be arise from the use of of- traction with associated a lise, and odor. Skagit Cour- a priority use on designal separed to accept such in cessary Natural Resource anagement Practices and le	or may occur in the inconvenier chemicals; or frectivities, which the has established Natural Recompatibilities, and operation	n the area that or cause discom spraying, poccasionally greed natural rescource Lands, inconveniences when perfor	may not be con omfort to area re- runing, harvesting enerates traffic, of surce management and area resident or discomfort fi	npatible with sidents. This g or mineral dust, smoke, at operations to should be rom normal,
inc mi rec	the case of mineral land sluding extraction, washing nerals. If you are adja- quirements from designated Buyer authorize and din	, crushing, stoc cent to design d NR Lands.	kpiling, blasting nated NR Lan	, transporting and ds, you will ha	recycling of eve setback
	ffice in conjunction with the			ng the Disclosur	e with the County
<i>~</i>	Shea Sarah Johnson	09/20/25	ر لام ال	- Lean	9-6-25
Buyer		Date	Selier	- Constant	Date
AUDIO	er Reed Johnson 09/20				
Buyer	,	Date	Seller		Date