

When recorded return to:  
Ashley Janz  
12690 Wayward Way  
Sedro Woolley, WA 98284



201211300077  
Skagit County Auditor

11/30/2012 Page 1 of 6 10:46AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015435

CHICAGO TITLE  
620015435

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gordon D. Johnson and Sally J. Johnson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ashley Janz, Unmarried person as her separate estate  
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 1, TRUMPETER HEIGHTS, according to the Plat thereof recorded February 5, 2007, under Auditor's File No. 200702050117, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities as delineated on the face of Trumpeter Heights, according to the Plat thereof recorded February 5, 2007, under Auditor's File No. 200702050117, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125920, 4919-000-001-0000

Subject to:

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

Dated: November 28, 2012

Gordon D. Johnson  
  
Sally J. Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123809  
NOV 30 2012

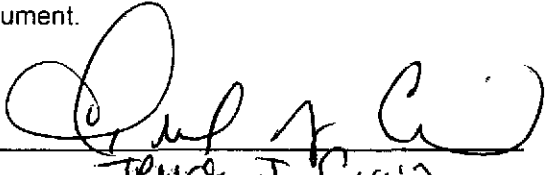
Amount Paid \$ 6733.40  
Skagit Co. Treasurer  
By *mdm* Deputy

STATUTORY WARRANTY DEED  
(continued)

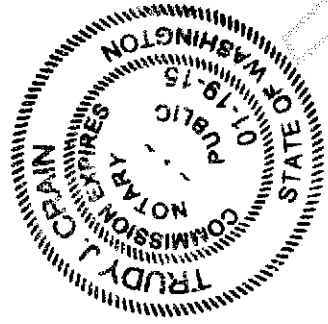
State of Wash  
County of Skagit

I certify that I know or have satisfactory evidence that  
Gordon D. Johnson + Sally J. Johnson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 11-28-12



Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Skagit  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 14, 1956  
Auditor's No(s): 541496, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: Oil and gas pipeline
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 14, 1956  
Auditor's No(s): 541505, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: Oil and Gas Pipeline
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 6, 1957  
Auditor's No(s): 604619, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 27, 1961  
Auditor's No(s): 604619, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Water pipelines
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 21, 1966  
Auditor's No(s): 692443, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 26, 1924  
Auditor's No(s): 177540, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 26, 1924  
Auditor's No(s): 177541, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: March 18, 1996  
Auditor's No(s): 9603180066, records of Skagit County, Washington  
In favor of: FTC Holdings, Ltd.  
For: Ingress, egress and utilities

Said instrument is a re-recording of an Agreed Judgment entered March 18, 1996;  
Recorded: March 18, 1996  
Skagit County Cause No.: 94-2-01304-4, records of Skagit County, Washington

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No.



201211300077

Skagit County Auditor

**EXHIBIT "A"**  
**Exceptions**

200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

9. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof;

Recorded: March 18, 1996

Auditor's File No.: 9603180066, records of Skagit County, Washington

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Short Plat No.: 83-77

As Follows:

The following terms, covenants, notes and restricts noted below apply to Short Plat No. 83-77 and only the encumbrances of Short Plat 83-77 as they apply to the 60 foot access easement encumber the Short Plat herein created.

A. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of the road.

B. Short plat number and date of approval shall be included in all deeds and contracts.

C. Sewage Disposal – Individual septic system.

D. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to availability of said water.

E. Lot 2 not to be used as a building site until approved by the appropriate government agencies.

11. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 26, 1999

Auditor's No(s): 199910260021, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: An easement area 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

As constructed, or to be constructed on the above described property

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 96-055:

Recording No: 200001110050

13. Road Maintenance Agreement, including the terms and conditions thereof, entered into;

By: Lot owners and future owners

Recorded: January 11, 2000

Auditor's No.: 200001110051, records of Skagit County, Washington

Providing: Obligation of maintenance of road

14. Agreement, including the terms and conditions thereof, entered into;

By: Dale Boyd, et al

And Between: Charles Dralle, et al

Recorded: January 19, 2000



**EXHIBIT "A"**  
Exceptions

- Auditor's No. 200001190109, records of Skagit County, Washington  
Providing: Road construction and utilities
15. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 4, 2000  
Auditor's No(s): 200004040078, records of Skagit County, Washington  
In favor of: Robert Boyd, as his separate property and Dale Boyd, as his separate property  
For: Ingress, egress and utilities  
Affects: That portion of the Northerly 70 feet of Lot 1 of Short Plat 96-055, lying within a 130 foot radius measured from the intersection of the Northern boundary of said Lot 1 with the centerline of that certain 60 foot wide easement delineated on the face of that certain Survey dated December 10, 1981, and recorded December 29, 1981, under Auditor's File No. 8112290013, records of Skagit County, Washington, in Volume 3 of Surveys, page 157, records of Skagit County, Washington, referenced in that agreement recorded in Skagit County Auditor's File No. 9603180066, records of Skagit County, Washington.
16. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 16, 2000  
Auditor's No(s): 200005160023, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water  
Affects: A 20 foot utility easement and 60 foot easement for ingress, egress and utilities as shown on Chuck Dralle Short Plat 96-055.
17. Terms, conditions, and restrictions of that instrument entitled Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870;  
Recorded: November 18, 2004  
Auditor's No(s): 200411180009, records of Skagit County, Washington
18. Terms, conditions, and restrictions of that instrument entitled Waiver of Development Moratorium;  
Recorded: October 4, 2004  
Auditor's No(s): 200410040011, records of Skagit County, Washington
19. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 19, 2006  
Auditor's No.: 200606190191, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances
20. Terms, conditions, and restrictions of that instrument entitled Before the Skagit County Hearing Examiner Findings, Conclusions and Recommendations, File No. P103-0925;  
Recorded: September 13, 2005  
Auditor's No(s): 200509130131, records of Skagit County, Washington
21. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF TRUMPETER HEIGHTS:  
Recording No: 200702050117
22. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 5, 2007  
Auditor's No(s): 200702050119, records of Skagit County, Washington



**EXHIBIT "A"**  
Exceptions

In favor of: Skagit County  
For: Protected Critical Area

23. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: February 5, 2007  
Auditor's No(s): 200702050120, records of Skagit County, Washington  
Executed By: Skagit County
24. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: February 5, 2007  
Auditor's No(s): 200702050121, records of Skagit County, Washington  
Executed By: Chuck Dralle
25. City, county or local improvement district assessments, if any.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE:**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

