

When recorded return to:
Mark Leif Johnson and Janine Teresa Johnson
19884 Kelleher Road
Burlington, WA 98233



Skagit County Auditor \$77.00
10/2/2014 Page 1 of 6 1:42PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108170

Statutory Warranty Deed

108170
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Leland C. Fox and Charlotte M. Fox, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Leif Johnson and Janine Teresa Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 17, Township 35 North, Range 4 East, W.M., Portion NE 1/4

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P36800, 350417-0-002-0004, P36809, 350417-1-008-0006, P36810, 350417-1-012-0000, P120134, 350417-1-012-0300, P36811, 350417-1-012-0208

Dated 10-1-14

Leland C. Fox
Leland C. Fox

Charlotte M. Fox
Charlotte M. Fox

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143693
OCT 02 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1607.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Leland C. Fox and Charlotte M. Fox, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-1-14

[Signature]
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at [Address]
My appointment expires: 1/07/2015



EXHIBIT A

Parcel "A":

That portion of the West 1/2 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East, W.M. described on that certain Conservation Easement labelled a Warranty Easement Deed and recorded as Auditor's File No. 199912200152; EXCEPT therefrom the right-of-way appropriated for Drainage District No. 14.

Parcel "B":

That portion of the West 1/2 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East, W.M. described on that certain Conservation Easement labelled a Warranty Easement Deed and recorded as Auditor's File No. 200302200125.

Parcel "C":

The South 30 rods of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East, W.M.

Parcel "D":

The West 1/2 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East, W.M.; EXCEPT the four following described portions thereof:

- 1 The South 30 rods thereof;
- 2 Those portions thereof lying within Conservation Easements labelled Warranty Easement Deeds and recorded as Auditor's File Nos. 199912200152 and 200302200125 and recorded as Auditor's File No. 200303070148.
- 3 Those portions thereof lying Northerly of the right-of-way appropriated for Drainage District No. 14;
- 4 That portion thereof lying Northerly and Easterly of the following described Line:

LINE: Begin at a point on the East line of said West 1/2 of the Northeast 1/4 at a point which lies North 0°28' 26" West, a distance of 672.60 feet from the Southeast corner of said West 1/2 of the Northeast 1/4 on the approximate line of the base of the hill; thence continue along said approximate line on the following courses: North 57° 23' 16" West 91.30 feet; thence North 74° 03' 17" West 94.19 feet; thence South 83° 15' 42" West 131.72 feet; thence North 67° 20' 58" West 88.50 feet; thence North 34° 41' 23" West 87.32 feet; thence North 07° 27' 38" West 140.09 feet; thence North 10° 56' 21' East 115.69 feet; thence North 21° 02' 03" East 363.06 feet; thence North 47° 29' 50" East 120.24 feet; thence leaving said approximate line North 0° 28' 26" West on a line parallel with and 200 feet West of the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 17, a distance of 235.98 feet to a point which is 20 feet Northerly of the centerline of said Drainage District 14 right-of-way the terminus of this line description.



201410020032

Order No:

Parcel "BLA":

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 4 East, W.M., described as follows:

Begin at the Southwest corner of that certain tract of land conveyed to Leif Johnson, et al, by deed recorded as Auditor's File No. 201103170110; thence North along the West line of said Johnson tract to the centerline of an existing creek/ditch lying Southerly of the hill on property conveyed to Leland C. Fox, et ux, by deed recorded as Auditor's File No. 199910060020; thence Westerly along the centerline of said creek/ditch to the West line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South along the West line of said subdivision to the Southwest corner of said subdivision; thence East along the South line of said subdivision to the point of beginning.



Exhibit B

EXCEPTIONS:

A. Reservation contained in deed from Carl Bylund and Jennie Bylund recorded July 20, 1936, under Auditor's File No. 281056 as follows:

"The reservation by the grantors of the right of ingress or egress to that certain well heretofore excavated, built, constructed and maintained by the grantors and one Fritz Bylund, which is presumably located on the extreme North portion of the tract conveyed herein on or near the dividing line of the premises hereby conveyed and that of the said Fritz Bylund or entirely on the property of the said Fritz Bylund, which the right to take and use water therefrom or to install, keep, maintain and repair a pipe line for the purpose of taking water from said well for domestic purposes, which right shall be an easement running with the lands of the grantors; EXCEPTING to the above exceptions all the other warranties shall be deemed included herein."

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company a Massachusetts Corporation
Purpose: Electric transmission line together with prohibition against blasting
Dated: January 16, 1941
Recorded: January 28, 1941
Auditor's No. 334567
Area Affected: The Center line of said transmission and distribution line to be located as follows:

A strip of land 16 feet in width, the center line of which is described as follows:

Commencing at a point on the East line thereof and 200 feet South of the Northeast corner of the East 38 rods of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East, W.M., thence South 27 degrees 0' West 580 feet; thence South 62 degrees 40' West 325 feet to the TRUE POINT OF BEGINNING; thence South 62 degrees 40' West 130 feet.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company a Massachusetts Corporation
Purpose: Electric transmission line together with prohibition against blasting
Dated: January 16, 1941
Recorded: January 28, 1941
Auditor's No. 334565
Area Affected: The center line of said transmission and distribution line to be located as follows:

A strip of land 16 feet in width, the center line of which is described as follows:

Commencing at a point on the East line thereof and 200 feet South of the Northeast corner of the East 38 rods of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East, W.M., thence South 27 degrees 0' West 580 feet; thence South 62 degrees 40' West 200 feet to the TRUE POINT OF BEGINNING; thence South 62 degrees 40' West 125 feet.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



D. Easement disclosed by instrument dated April 16, 1963, recorded April 16, 1963, under Auditor's File No. 636454, substantially as follows:

Together with unrecorded right of way extending from the County road located in the North 1/2 of the Northeast 1/4 of said Section 17 to the North edge of the South 30 rods of the Southwest 1/4 to the Northeast 1/4 of said Section, and lying just East of the West line of said Northeast 1/4 of said Section 17.

Said Easement may be ineffective due to the doctrine of merger to title.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The United States of America
Recorded: December 20, 1999
Auditor's No.: 199912200152
Purpose: Conservation easement purposes as set forth therein
Area Affected: Parcel A

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The United States of America
Recorded: March 7, 2003
Auditor's No.: 200303070148
Purpose: Conservation easement purposes as set forth therein
Area Affected: Parcel B

Said Easement is a rerecording of Auditor's File No. 200302200125.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: September 22, 1999
Auditor's No.: 199909220094
Affects: Parcel A

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: October 29, 2001
Auditor's No.: 200110290118
Affects: Parcel B

Guardian Northwest Title and Escrow, Agent for
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201410020032

Skagit County Auditor

\$77.00

10/2/2014 Page

5 of

6 1:42PM

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 20, 2011
Auditor's No. 201112200125

J. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Unnamed creek/ditch forming the North line of Parcel BLA

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201410020032

Skagit County Auditor

\$77.00

10/2/2014 Page

6 of

6

1:42PM