



201507010009

When recorded return to:
Keith A. Johnson and Cynthia Louise Lee
4603 NE 189th PL
Lake Forrest Park, WA 98155

Skagit County Auditor \$74.00
7/1/2015 Page 1 of 3 10:34AM

Recorded at the request of:
Guardian Northwest Title
File Number: A109614

Statutory Warranty Deed

A109614
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Tracy W. Powell and Maralyne J. Powell, Trustees of the Tracy and Maralyne Powell Family Revocable Living Trust, dated July 26, 2013, who acquired title by deed recorded August 5, 2013 under Auditor's File No. 201303050135 as Tracy and Maralyne Powell Family Revocable Living Trust, dated July 26, 2013, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith A. Johnson and Cynthia Louise Lee, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lots 16 & 17, Lone Tree Tracts

Tax Parcel Number(s): P67312, 3948-000-016-0001, P67313, 3948-000-017-0000

Lots 16 and 17, "PLAT OF LONE TREE TRACTS," as per plat recorded in Volume 7 of Plats, page 1, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 6/26/2015

Powell Family Revocable Living Trust

By: Tracy W. Powell, Trustee

By: Maralyne J. Powell, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152504
JUL 01 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$1698.53
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Tracy W. Powell and Maralyne J. Powell are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of the Powell Family Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-29-15

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, Washington
My appointment expires: 10/08/2017

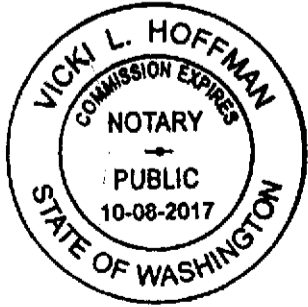


EXHIBIT A

EXCEPTIONS:

A. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 10, 1936
Recorded: March 5, 1937
Auditor's No.: 287337 in Volume 171 of Deeds, page 292
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: As located

C. 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: Plat of Lone Tree Tracts
Recorded: March 12, 1951
Auditor's No.: 457922

D. 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: August 7, 2006
Auditor's No.: 200608070174

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 10, 2006
Auditor's No.: 200608100013
Regarding: Protected Critical Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 10, 2006
Auditor's No.: 200608100014
Regarding: Setbacks

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO
PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Recorded: August 21, 2006
Auditor's No.: 200608210137

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.