

When recorded return to:  
Kevin Johnson  
24068 North Westview Road  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109683

201601050044  
Skagit County Auditor  
1/5/2016 Page 1 of 4 \$76.00  
3:19PM

**Statutory Warranty Deed**

109683  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jon S. Miller and Lorna M. Ellestad, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Kevin Johnson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 1, West View to Montborne

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): P74743, 4137-000-001-0007

Dated 1/4/16  
[Signature]  
Jon S. Miller

[Signature]  
Lorna Ellestad

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 20  
JAN 05 2016

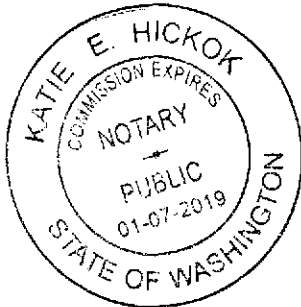
Amount Paid \$ 6,413.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jon S. Miller and Lorna Ellestad, 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: 1/4/16

[Signature]  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1/07/2019



## EXHIBIT A

Tract 1 "West View, Replat of Block 40, Montborne, Skagit County, Washington", as per plat recorded in Volume 6 of plats, page 5, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining the Plat of "West View, Replat of Block 40, Montborne, Skagit County, Washington", as per plat recorded in Volume 6 of plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of the centerline of Sherman Street and the Northwesterly line of Lot 1 of said plat; EXCEPT that portion thereof, if any, lying within a county road right-of-way.

ALSO TOGETHER WITH the North half of vacated Sherman Street abutting, as vacated in Skagit County Superior Court Case No. 92-2-00713-7, records of Skagit County, Washington.

### TRACT "X":

Second Class Shorelands situate in front of, adjacent to or abutting upon Tract 1, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

Exhibit B

**EXCEPTIONS:**

A. 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 the Town of Montborne  
Recorded: May \_\_\_ 1890  
Auditor's No.: Volume 2 of plats, page 80.

B. 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: West View, Replat of Block 40, Montborne  
Recorded: January 6, 1946  
Auditor's No.: Volume 6 of plats, page 5

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Recorded: January 30, 1979  
Auditor's No.: 895759  
Purpose: Sanitary Sewers  
Area Affected: A 10 foot strip of land within 50 feet of the normal high water line

D. TERMS AND CONDITIONS OF SKAGIT COUNTY BOARD OF ADJUSTMENT, WRITTEN ORDER #244:

Recorded: March 29, 1982  
Auditor's No.: 8203290005  
Regarding: Variance to allow construction of an addition within 7.5 feet of the side property line

E. 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: Record of Survey  
Recorded: January 21, 1994  
Auditor's No.: 9401210046  
Affects: Subject property and other lands

F. 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: Record of Survey  
Recorded: December 4, 1996  
Auditor's No.: 9612040057  
Affects: A portion of subject property and other lands

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: Record of Survey  
Recorded: April 20, 2010  
Auditor's No.: 201004200070  
Affects: A portion of subject property and other lands

H. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

I. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

J. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Big Lake.

K. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

L. Terms and Provisions of Skagit County Court Order, Case No. 92-2-00713-7 whereas, a portion of Sherman Street was vacated.