



201607010148

Skagit County Auditor

\$77.00

7/1/2016 Page

1 of

5 3:54PM

**WHEN RECORDED RETURN TO:**

Keith Johnson  
1633 Grand Ave  
Mount Vernon, WA 98274

**DOCUMENT TITLE(S):**  
Special Warranty Deed

CLARDIAN NORTHWEST TITLE CO.

111655-1

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

Heirs and devisees of Janet E. Larson, deceased

**GRANTEE:**

Keith S. Johnson, an unmarried man

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 35, , Big Fir North PUD Phase 1, according to the Plat thereof filed in Volume 18 of Plats at Page(s) 708, records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**

P126018, 4922-000-035-0000

SPECIAL WARRANTY DEED  
(Not Statutory)

THE GRANTOR(S) Heirs and devisees of Janet E. Larson, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Keith S. Johnson, an unmarried man the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot 35, Big Fir North P.U.D. Phase 1

Legal:

Lot 35 "BIG FIR NORTH P.U.D. PHASE 1", according to the plat thereof, recorded March 23, 2007, under Auditor's File No. 200703230073, records of Skagit County, Washington

Tax Parcel Number(s): :P126018, 4922-000-035-0000

"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 "A" attached hereto."

Exhibit B, Letters of Testamentary

Dated: 6/29/2016

Estate of Janet Larson

*[Signature]*  
By: Steven R. Boynton, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 2803  
JUL 01 2016

STATE OF MONTANA  
COUNTY OF YELLOWSTONE } SS:

Amount Paid \$ 5434.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Steven R. Boynton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of Estate of Janet Larson, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 29 June 2016

*[Signature]*  
Notary Public in and for the State of Montana  
Residing at Billings, MT  
My appointment expires: 09/11/2018

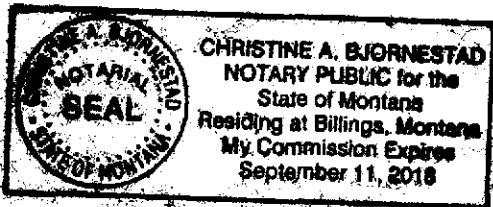


Exhibit A

**EXCEPTIONS:**

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: April 13, 1984  
Recorded: April 24, 1984  
Auditor's No.: 8404240023  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity ..."

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: December 12, 1978  
Recorded: December 29, 1978  
Auditor's No.: 893941  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: A 10 foot strip of land

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Lester K. Smith and Rhoda J. Smith, husband and wife  
Recorded: September 29, 1972  
Auditor's No.: 774692  
For: Permanent, non-exclusive easement for ingress and egress  
Affects: Across the existing roadway

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: August 14, 2006  
Recorded: August 28, 2006  
Auditor's No.: 200608280130  
Purpose: "...construct, operate, maintain, repair, replace, improve, remove, enlarge..."  
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 14, 2006  
Recorded: February 15, 2007  
Auditor's No.: 200702150078  
Executed By: Big Fir North, Inc. and Blane, LLC

F. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Big Fir North P.U.D. - Phase I  
Recorded: March 23, 2007  
Auditor's No.: 200703230073

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 21, 2007  
Recorded: March 23, 2007  
Auditor's No.: 200703230074  
Executed By: Big Fir North, Inc., a Washington Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 6, 2007  
Recorded: July 25, 2007  
Auditor's No.: 200707250054

H. Any tax, fee, assessments or charges as may be levied by Big Fir Community Association.

